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RM191334**

09 July 2020

Waste	No waste or litter visible
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Condition 30 of resource consent RM191334 requires a water quality of 25mg/L. This is considered to be unreasonably onerous particularly given the distance from the Cardrona River. Therefore 50mg/L (which is the usual water quality criteria applied for suspended solids) is considered appropriate for this site with 100mg/L as the Environmental Incident trigger (refer section 6.6 below). The below image provides a comparison of what different criteria look like:



6.5 Stormwater reuse

To conserve water onsite, stormwater that has been captured and treated within the sediment retention devices will be utilised for dust suppression purposes.

6.6 Water Quality Monitoring Program

To define the scope, this Water Quality Monitoring Program focuses on discharges of any liquid, soluble or material flows prior to entry overland flow across the site boundary.

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Water Quality Monitoring Program – Alpine Meadows Stage 1 Bulk Earthworks	
Sampling Scope	
Objective:	To test water quality of all stormwater discharged across the boundary of the site (both controlled or uncontrolled) from sediment retention devices to confirm whether or not the discharge meets the water quality criteria referred to in section 6.4 above.
Spatial boundaries:	This monitoring program is designed to test the accumulated discharge of all water that enters the site from rain or overland flow.
Frequency:	<p>At the immediate cessation of rain events where discharge crosses the boundary of the site.</p> <p>Where a Significant Rain Event occurs through the night, monitoring shall be undertaken the following morning.</p> <p>Weekly Environmental Inspections will also undertake visual monitoring of sediment retention devices and the gully within the site.</p>
Sampling Design	
Water Quality Criteria:	The parameters of turbidity, pH, gross pollutants (waste/litter), tannins and oils and petrochemicals.
Sampling Locations:	<p>Where concentrated clean or treated stormwater flows across the boundary:</p> <ul style="list-style-type: none"> - Downstream of the SRP/attenuation pond - at the site boundary concentrated flow path into the neighbouring site to the east

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Sampling Method:	<p>Turbidity (NTU)³ – water quality meter (with nephelometer probe) or reference jar of known 50mg/L of soil taken from site</p> <p>pH – water quality meter (with pH probe)</p> <p>Gross pollutants – visual observations (any litter present?)</p> <p>Tannins – visual observations (any unusual yellowing or darkening of waters?)</p> <p>Oils/Petrochemicals – visual observations (any oily film⁴ on surface or smell?)</p>
Quality Control:	<p>Any water quality meter will be calibrated according to manufacturer instructions.</p> <p>All observations will be recorded and analysed.</p>
Recording and Reporting	
Recording Results:	All results will be entered into a spreadsheet (attached as Appendix 7) and kept onsite.
Reporting Results:	A summary of the monitoring results will be reported in the Monthly Environmental Report to QLDC.
Actions	
Non-conformances:	Any exceedances observed in monitoring data will be reported to the Project Manager who will ensure that the matter is investigated, and corrective actions are implemented immediately.
Environmental	The following shall be classified as Environmental Incidents (for actions

³ Rather than measure Total Suspended Solids through the laboratory which causes delays in getting information back to site, turbidity will be expressed as Nepelometric Turbidity (NTU) as determined by laboratory analysis by correlating turbidity with the suspended solid criteria for the site. this provides an instant reading onsite through the use of a nephelometer.

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Incidents:	required refer to section 3.6):
	<ul style="list-style-type: none">- Any discharge of Total Suspended Solid more than 100 mg/L or equivalent NTU- Any chemical or hydrocarbon that crosses the boundary of the site- Any chemical or hydrocarbon within the site over a volume of 5 litres or more.

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7.0 CULTURAL HERITAGE MANAGEMENT

7.1 Performance Criteria

The protection of cultural heritage artefacts and places in accordance with the *Heritage New Zealand Pouhere Taonga Act, 2014*.

7.2 Management Measures

A search of Council's database indicates there are no known items of cultural or heritage significance on the site. However, this does not mean that an item of significance may be 'accidentally' found during ground-disturbing activities. All works on this Project will be undertaken in accordance with the obligations of the *Heritage New Zealand Pouhere Taonga Act, 2014* (HNZPTA).

7.2.1 Accidental Finds

As such the Project will work to Heritage New Zealand's Archaeological Discovery Protocol (attached as **Appendix 11**).

7.3 Monitoring

Daily inspections shall include a visual assessment of the site to ensure that no new significant artefacts have been encountered. However, it is important that Operators remain vigilant for such encounters as they occur.

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8.0 NOISE AND VIBRATION MANAGEMENT

8.1 Performance Criteria

Construction sound must comply with the recommended upper limits in Tables 2 and 3 of New Zealand Standard *NZS 6803*.

Construction sound must be managed in accordance with New Zealand Standard *NZS 6803*.

No warranted complaints received from sensitive receptors regarding noise and vibration from the Project.

8.2 Activities with Potential to Generate Noise

Noise and vibration generated during construction has the potential to impact noise sensitive receivers by reducing comfort and impeding communication. Vibration also has the added potential to cause cosmetic or structural damage to buildings.

Potential noise effects may be generated by the following:

- Vegetation clearance
- Excavation and earth moving plant
- Excavators
- Bulldozers
- Haul trucks
- Reversing beepers
- Light vehicles
- Ancillary plant and equipment

8.3 Activities with Potential to Generate Vibration

The use of rollers and compactors are to be used only in area's that will not impact any of the surrounding sensitive receptors.

8.4 Identification of Sensitive Receptors

Due to the large size of the site there will be a number of properties that are sensitive to noise and vibration. The most acutely affected will be the properties that bound the site to the east and south.

8.5 Management Measures

8.5.1 Noise

The following noise management measures will be implemented on the Project:

- Daytime works (see hours of operation within section 2.2)
- Plan particularly noisy activities for times when most people are at work i.e. in middle of day.
- Silencing/noise dampening

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- Servicing or replacement of faulty machinery
- Advising the neighbouring community of particularly construction noise within 200m of the site
- Implementation of alternative practices where practical

8.5.2 Vibration

Although it is unlikely that the project will generate vibration that can be felt offsite, the project team will remain vigilant for any complaints received about vibration and put management measures in place if it is found the complaint is warranted. If vibration activities are found to be required during construction additional measures will be deployed and these will be updated as a new revision of the EMP. This may require consultation and direction from an acoustic expert.

8.6 Monitoring

Daily and weekly site inspections shall be undertaken to assess noise and vibration management strategies to verify their condition and effectiveness.

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9.0 CONTAMINATED SITE MANAGEMENT

There are no known contaminated sites within the current limit of works. If a potential contaminated site is identified (e.g. by landfilled waste, odour) during construction works, the following contingency measures will be undertaken:

- Immediately notify the Project Manager
- Prevent spread of contamination
- Engage the Environmental Consultant to ensure that the site can be managed in accordance with statutory requirements (i.e. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health).

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10.0 VEGETATION MANAGEMENT

There are no protected trees, significant indigenous vegetation or Significant Natural Areas within the site which consists almost entirely of exotic pasture species. The site is tidy and there are few weeds present onsite.

The Project will implement measures to control the spread of weed species encountered onsite.

10.1 Performance Criteria

Avoid the spread of noxious weed seed offsite.

10.2 Limit of Clearing

Although the site only contains exotics trees, a clear limit for clearing is an important management tool for erosion and sediment control.

10.3 Management Measures

All noxious weeds within the site shall be managed by preventing their spreading on and off the site. This shall be done through the following:

- Treating any infestations prior to disturbance of the natural surface
- Chemical control methods for plant species
- Weed free topsoil will be retained for reuse in site rehabilitation
- Mulch stockpiles shall be separated from drainage lines and water bodies to avoid transportation of weed seeds during rain events
- All vehicles, plant and equipment working in infested areas shall be inspected for weeds and cleaned prior to demobilisation.

10.4 Monitoring

Daily and weekly site inspections shall include a visual assessment of the site to determine the effectiveness of waste management control

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11.0 CHEMICALS AND FUELS MANAGEMENT

11.1 Performance Criteria

No contamination of land or water from Project activities.

11.2 Management Measures

11.2.1 Storage of Fuels and Chemicals Onsite

Product	Maximum Quantity	Storage Location
Diesel	200L	Job trucks/ site container (lockable)
Unleaded	50L	Job trucks/ site container (lockable)
Oil	10L	Job trucks/ site container (lockable)
Lubricant (WD40 or similar)	2.1kg (6 cans)	Job trucks/ site container (lockable)
Grease	5L	Job trucks/ site container (lockable)
Spot marking paint	2L	Job trucks/ site container (lockable)
Flocculant chemical liquid	200L Drum	Beside Flocbox

Safety Data Sheets (SDS) will be held at the point of storage for all fuels and chemicals.

11.2.2 Refuelling and Maintenance of Plant

All refuelling and maintenance shall be undertaken at the main laydown area where possible. Management measures for refuelling and maintenance shall include:

- All refuelling and maintenance shall occur at least 30m from concentrated overland flow path
- Refuelling activity to be supervised at all times
- Hoses to be fitted with a stop valve at the nozzle end
- All plant shall be regularly maintained to minimise the leakage of oil, fuel, and hydraulic and other fuels
- During refuelling and maintenance, measures shall be taken to capture and contain oils, fuels, hydraulic and other fluids (i.e. a drip tray)
- Servicing areas shall be remediated to the satisfaction of the Environmental Consultant.

Bulk chemical storage locations will include bunding to prevent any spills contaminating soil or water.

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11.2.3 Spill Contingency Response

A significant or major spill is defined as one that may have widespread or long-term impacts on the environment. Any spillage of hazardous materials shall be immediately contained, and appropriate measures taken to prevent further contamination or risk to personnel.

11.2.3.1 Spill Kits

The following materials will be stored in the storage container within the main laydown area:

Spill Kit Material Type	Quantity	Location
240L Oil and Hydrocarbon Spill Kit	1	Main laydown area
240L Chemical Spill Kit	1	Main laydown area
30L Mobile General-Purpose Spill Kit	3	Plant

The supplier of the spill response equipment shall provide a guideline for the usage of the kits.

11.2.3.2 Response

In the event of any spill, the Project Manager shall be notified, and the area controlled using the spill kits on site until made safe. Clean-up of all spillage and any contaminated ground shall be removed to a licensed waste containment facility, using an appropriately lined vessel.

11.3 Monitoring

Daily and weekly site inspections shall include a visual assessment of the site to determine the effectiveness of waste management controls

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12.0 **09 July 2020**
WASTE MANAGEMENT

12.1 Performance Criteria

Non-recyclable waste generation through the Project is minimised and the site is kept free from waste at all times.

12.2 Management Measures

The Project is committed to the Waste Management Hierarchy philosophy which will be implemented onsite throughout the life of the Project.



ORHL maintains an ongoing commitment to protecting the environment through management of waste material on project sites and recycling however it is inevitable that some non-recyclable waste (largely domestic waste) will occur. This shall be managed as follows:

- Implementation of the Waste Management Hierarchy
- The site is kept free of litter whilst ensuring that no litter crosses the boundary of the site or enters any of the waterbodies within the site
- Provide clearly identified and appropriately segregated and sized waste receptacles at work areas
- Vegetation waste that is free from noxious weeds shall be mulched and used for erosion and sediment control purposes.
- Wastes will be removed from site regularly and at completion of works
- Mulch stockpiles shall be separated from drainage lines and water bodies to avoid transportation

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of weed seeds during rain events

- Any mulch used will not be stockpiled and will be immediately spread over the site. In the event that mulch does need to be stockpiled this will be restricted to 2.5m high to reduce leachate release and risk of fire. The EMP will also be updated to indicate locations of any long-term stockpiles (i.e. longer than 2 weeks)
- When air temperature exceeds 30°C, mulch shall be no higher than 1.5m and monitored regularly for excess leachate and heat
- No waste shall be burnt onsite.

12.3 Monitoring

Daily and weekly site inspections shall include a visual assessment of the site to determine the effectiveness of waste management controls

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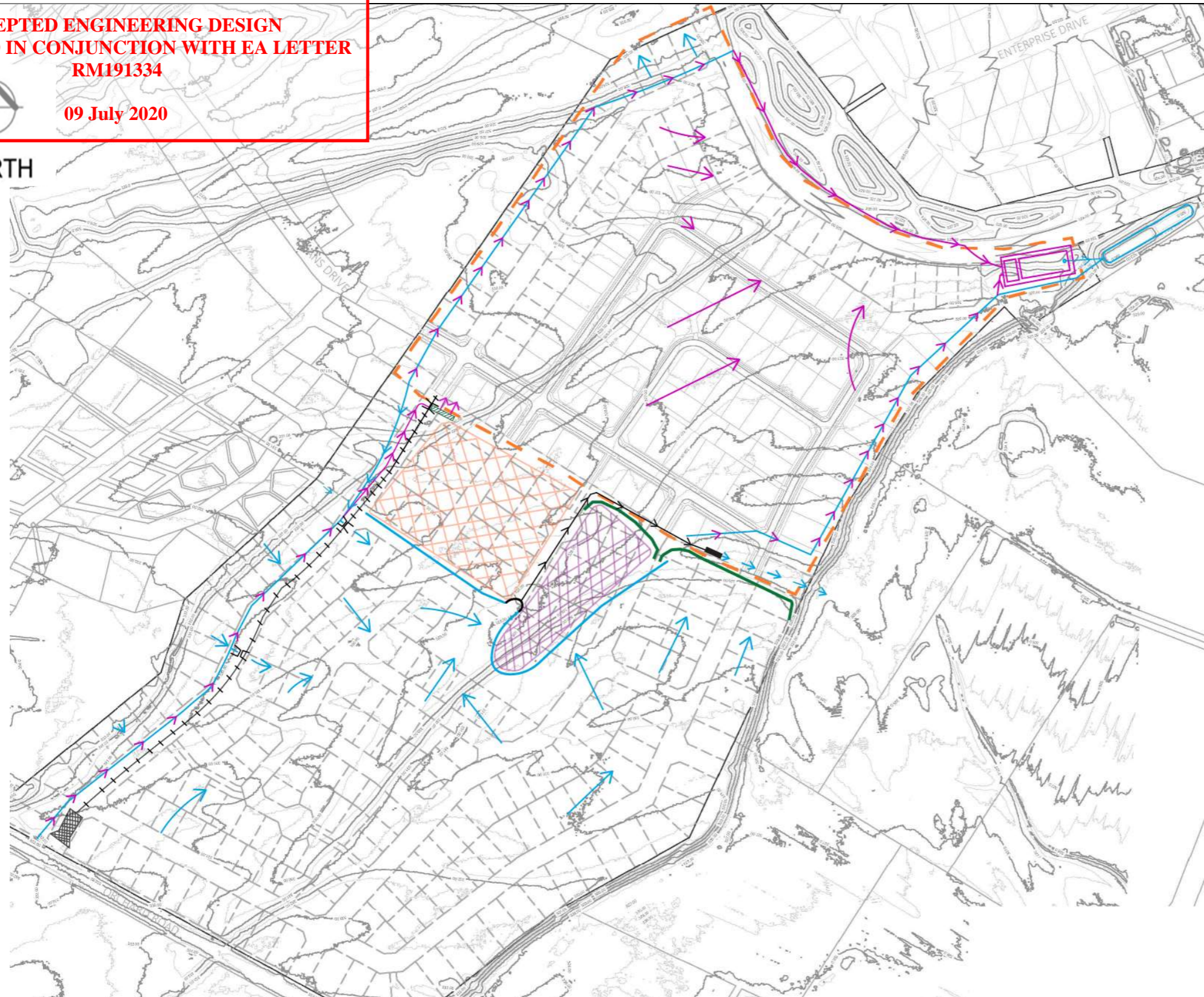
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NORTH



Legend:

	Clean water flow
	Dirty water flow
	Dirty water contour drain (unlined) with check dams (rock)
	Clean water diversion channel (geofabric-lined)
	Clean water diversion bund and dirty water diversion channel
	Sediment retention pond
	Standard sediment fence
	Haul road
	Stabilised access
	Laydown area (site office, parking, storage, refuelling, maintenance)
	Stockpile locations (as required)
	Earthworks boundary
	Dirty water level spreader
	Pipe Drop structure

Notes:

General

1. This plan is to be read in conjunction with the Environmental Management Plan document prepared by The Property Group and the Cut/Fill Areas and Construction Zones Overview plans prepared by Paterson Pitts Group (Appendix 3 of EMP package).
2. All location of erosion and sediment control (ESC) devices are indicative and exact placement to be confirmed onsite.
3. ESC devices to be installed and maintained in accordance with Auckland Regional Council 'Erosion and Sediment Control Guide for Land Development in the Auckland Region' (GD05)
4. Drop out pits and check dams are not indicated on this plan however the drop out pits should be placed every 50m and check dams in accordance with the table on page 25 of the EMP.
5. Temporary contour drains to be installed within each construction zone as works progress to connect with dirty water diversion channels at the direction of the site engineer and in accordance with the detail on page 25 of the EMP.
6. All devices are to be inspected daily and pre and post rain event to ensure they are fully functional.
7. Stockpiles to be no higher than 2.0 m to protect quality of topsoil and mitigate dust.



Project: Alpine Meadows, Stage One
Description: Erosion and Sediment Control Plan

Date: 02/07/2020
Drawing No.: ECSP - 001
Revision: B

Drawn: QM
Approved: TM
Amendments: Additional Minor Notes
Name: QM
Date: 02/07/2020

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APPENDIX 2 Calculations for Diversion Drain Channels and Sediment

Retention Pond

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Dirty Water Diversion Channel Sizing		
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Hydrology Calculations:		

Catchment Area	5	ha	
Flow path length	800	m	
Fall	4	m	
Slope	0.5	%	
Runoff coefficient	0.6	Uncultivated bare soil	Table 1 from NZBE E1/Vm1
Time of concentration	15	min	SEEC Method, V5.3
Event duration	0.25	hrs	

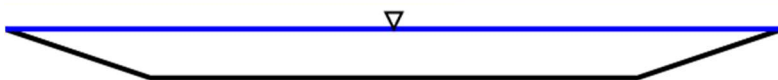
Intensity Calculations:			
Latitude:	-44.71200		
Longitude:	169.14800		
Duration	0.25	hrs	
AEP	0.20		
Rainfall intensity	18.75	mm/hr	for 5% AEP, 15 min design storm

Peak runoff (Rational Method):			
C (Runoff coefficient)	0.6		
I (Rainfall Intensity)	18.75	mm/hr	
A (Catchment Area)	5	ha	
Qp (Peak runoff flow)	0.15625	m ³ /s	Rational Method

Manning Formula Uniform Trapezoidal Channel Flow:

Inputs			Results		
Bottom width	1	m	Flow area	0.1300	m ²
Side slope 1 (horiz./vert.)	3		Wetted perimeter	1.6325	m
Side slope 2 (horiz./vert.)	3		Hydraulic radius	0.0796	m
Manning roughness, n ?	0.022		Velocity, v	1.8813	m/s
Channel slope	0.05	rise/run	Flow, Q	0.2446	m ³ /s
Flow depth	0.1	m	Velocity head, h _v	0.1805	m
			Top width, T	1.6000	m

> Design accomodates peak flow of **0.15625 m³/s**



Reference: <http://www.hawsedc.com/engcalcs/Manning-Trap.php>

Note: depth of channel is 100mm + 300mm freeboard on downstream bund (refer GD05)

Sediment Retention Pond calculations (for 3 to 5ha)

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Contributing catchment	50000	m2
Slope gradient (%)	<1	%
Slope length	800	m
% volume factor (2% if <18% & <200m slope, 2% if >18% & <200m slope, 3% if >18% & >200m slope)	2	%
SRP volume required	1000.0	m3
Volume with buffer	1122.2	m3
% buffer	12.22	%
Shape and size detail:		
Legth-to-width within 3:1 to 5:1 (at height of primary spillway)	Yes 3.0:1	
Live storage up to 1.6m	Yes 1.15	m
Dead storage 0.4-0.8m	Yes 0.85	m
Dead storage 30% of total storage (+/- 3%)	Yes 30.83	%
Live storage 70% of total storage? (+/- 3%)	Yes 69.17	%
Pond depth (base of pond to primary spillway) 2m max?	Yes 2.00	m
Forebay depth (1m min)	Yes 1.00	m
Forebay length (2m min and full width of pond)	Yes 2.00	m
Level spreader details:		
100-200mm above the invert of the emergency spillway	Yes 0.10	m
Spans the full width of SRP	Yes	
Inlet batter downstream no steeper than 3:1	Yes	
T-bar/ Decant details:		
T-bar diameter	0.15	m
Decant arm length 2m	Yes 2.00	m
Decant rate (< 1.5ha = 3L/sec; > 1.5ha = 4.5L/sec)	3	L/sec/ha
Number of holes on each of the three T-bars (10mm dia holes)	217	holes
Outlet pipe diameter	300.00	mm
Primary spillway details:		
Minimum 600mm lower than top of SRP embankment	Yes 0.60	m
Minimum 300mm lower than emergency spillway crest	Yes 0.30	m
Emergency spillway:		
Minimum freeboard of 300mm	Yes 0.30	m
Embankment details:		
Height of embankment above surrounding G.L.	TBC	m
Embankment depth at top	TBC	m
Embankment depth at G.L. (batters @ 2:1 inside and outside)	TBC	m
Treatment train additions:		
Drop-out pits	No	
Floc Sock	No	
Treatment shed	No	
Floc Box	Yes	

Max contributing catchment for SRP under GD05

Max length 800m during final stages but generally significantly less than that. 2% considered appropriate due to flat nature of site, presence of check dams, ability of well-drained soil for infiltration and presence of attenuation pond as reserve storage.

SRP volumes required:

Indicative inside dimensions (TBC by surveyor):

Live Storage:

Area of SRP	675.00	m2	Width	15.00	m
Volume of Live Storage	776.25	m3	Length	45.00	m
			Depth	1.15	m

Dead Storage:

Area of SRP	407	m2	Width	11.00	m
Volume of Dead Storage	345.95	m3	Length	37.00	m
			Depth	0.85	m

Total SRP storage 1122.20 m3

by site engineer and approved by SQEP
by site engineer and approved by SQEP
by site engineer and approved by SQEP

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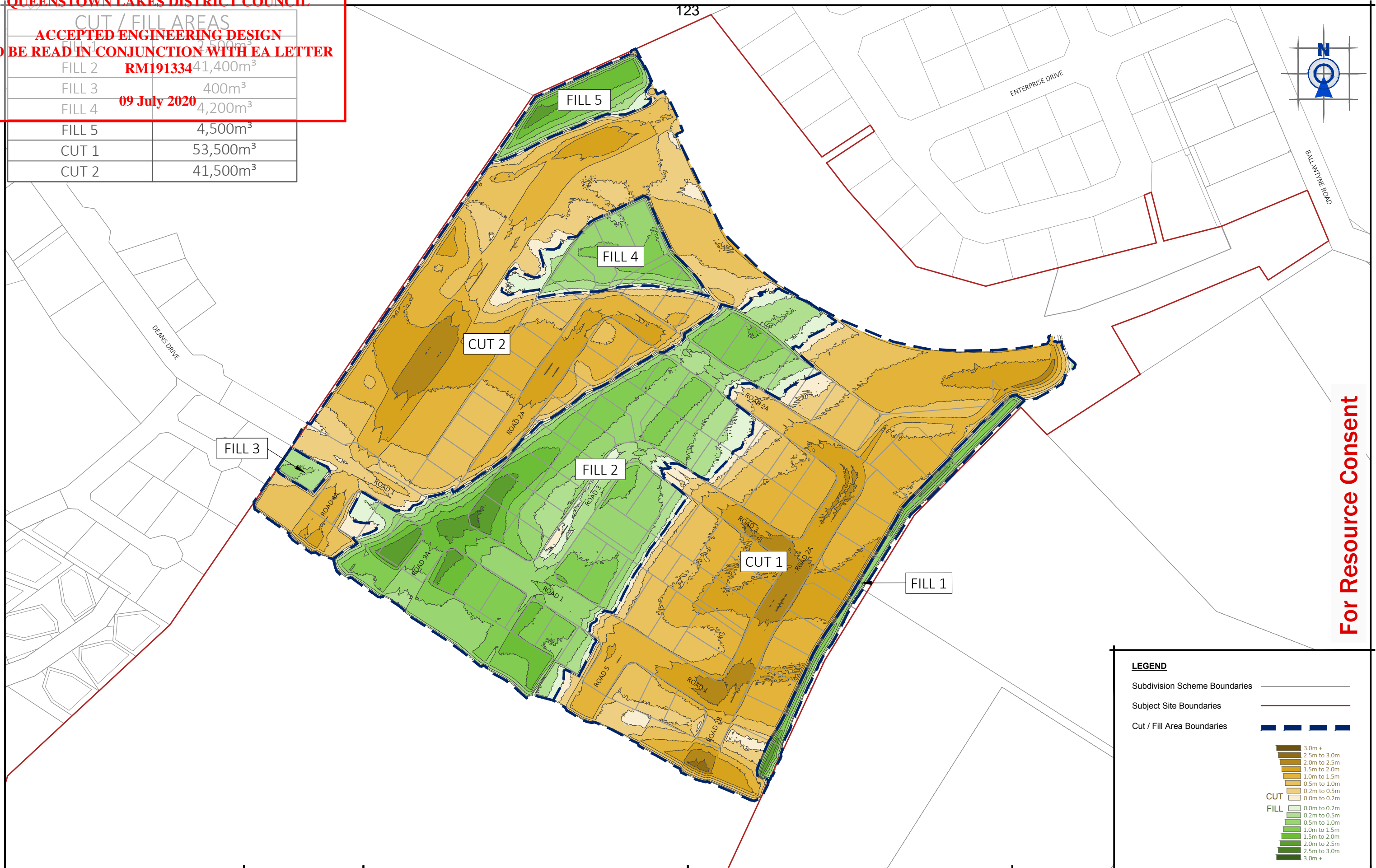
APPENDIX 3 **Cut and Fill Plan / Construction Zones (Staging)**

CUT / FILL AREAS

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FILL 2	41,400m ³
FILL 3	400m ³
FILL 4	4,200m ³
FILL 5	4,500m ³
CUT 1	53,500m ³
CUT 2	41,500m ³

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LEGEND

Subdivision Scheme Boundaries ————

Subject Site Boundaries ————

Cut / Fill Area Boundaries ————

3.0m +	3.0m +
2.5m to 3.0m	2.5m to 3.0m
2.0m to 2.5m	2.0m to 2.5m
1.5m to 2.0m	1.5m to 2.0m
1.0m to 1.5m	1.0m to 1.5m
0.5m to 1.0m	0.5m to 1.0m
0.2m to 0.5m	0.2m to 0.5m
0.0m to 0.2m	0.0m to 0.2m
CUT	
0.0m to 0.2m	0.0m to 0.2m
0.2m to 0.5m	0.2m to 0.5m
0.5m to 1.0m	0.5m to 1.0m
1.0m to 1.5m	1.0m to 1.5m
1.5m to 2.0m	1.5m to 2.0m
2.0m to 2.5m	2.0m to 2.5m
2.5m to 3.0m	2.5m to 3.0m
3.0m +	3.0m +
FILL	
0.0m to 0.2m	0.0m to 0.2m
0.2m to 0.5m	0.2m to 0.5m
0.5m to 1.0m	0.5m to 1.0m
1.0m to 1.5m	1.0m to 1.5m
1.5m to 2.0m	1.5m to 2.0m
2.0m to 2.5m	2.0m to 2.5m
2.5m to 3.0m	2.5m to 3.0m
3.0m +	3.0m +

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19 Reece Crescent
or P.O. Box 283
Wanaka 9343
T 03 443 0110
E wanaka@ppgroup.co.nz

Client & Location:
**Orchard Road Holdings Ltd
Alpine Meadows Stage 1
Wanaka**

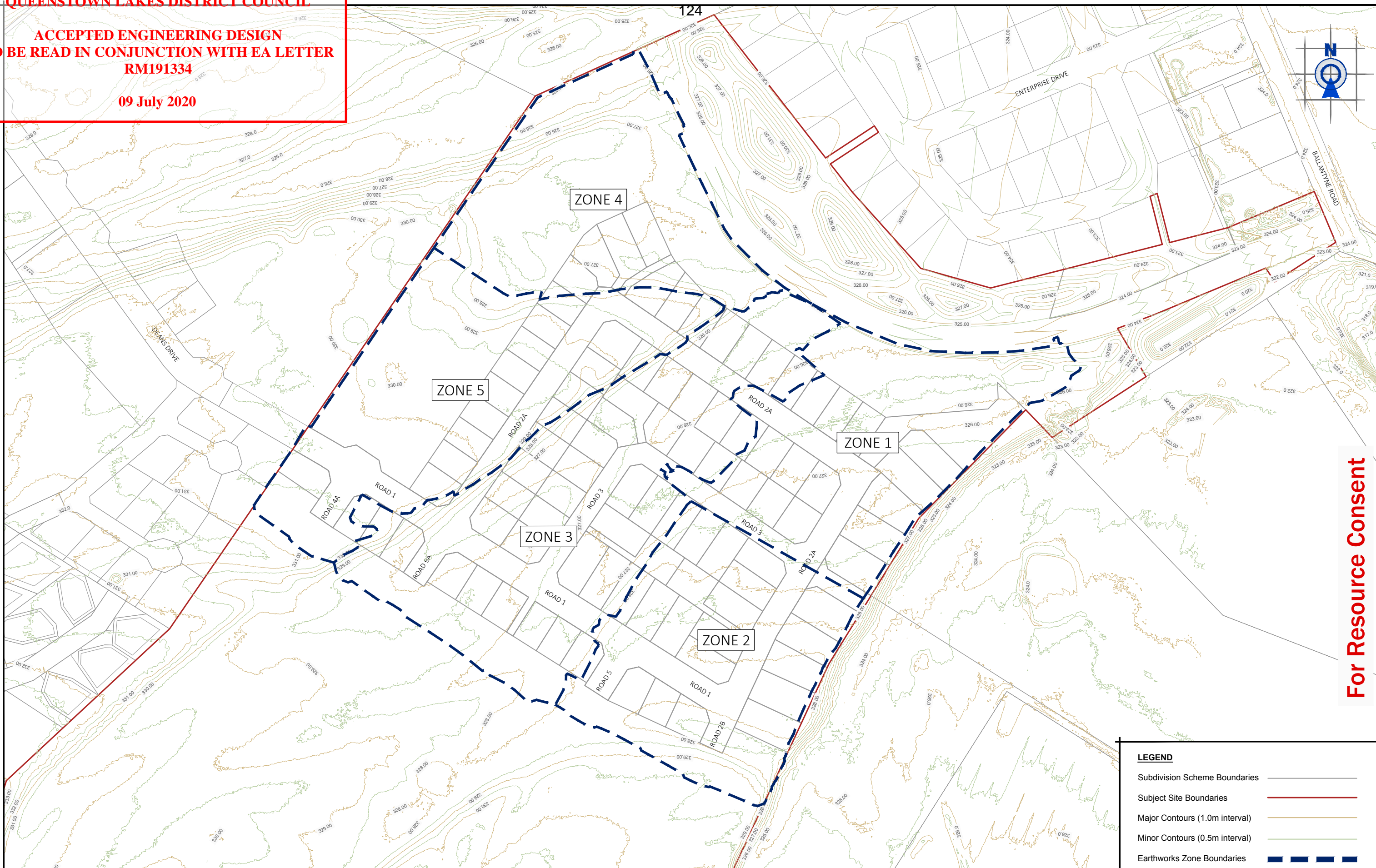
Purpose & Drawing Title:
**Site Management Plan
Cut / Fill Areas**

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Drawn by:	TMM				
Checked by:	SJD				
Approved by:	SJD				DO NOT SCALE
Job No:	W5620	Dwg No:	006	Sheet No:	102
				Revision No:	0
				Date Created:	06/11/2019

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For Resource Consent

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Subdivision Scheme Boundaries	
Subject Site Boundaries	
Major Contours (1.0m interval)	
Minor Contours (0.5m interval)	
Earthworks Zone Boundaries	

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Your Land Professionals
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0800 PPGROUP

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19 Reece Crescent
or P.O. Box 283
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T 03 443 0110
E wanaka@ppgroup.co.nz

Client & Location:
Orchard Road Holdings Ltd
Alpine Meadows Stage 1
Wanaka

Purpose & Drawing Title:
Site Management Plan
Construction Zones Overview

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Drawn by:	TMM				
Checked by:	SJD				
Approved by:	SJD				DO NOT SCALE
Job No:	W5620	Dwg No:	006	Sheet No:	103
				Revision No:	0
				Date Created:	06/11/2019

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APPENDIX 4 **Site Induction Handout**

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1. Key Roles and Responsibilities for Environmental Management

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Role	Environmental Responsibilities
Site Supervisor TBC	<ul style="list-style-type: none"> - Ensures staff and sub-contractors are working in compliance with environmental requirements and work activities are not impacting the environment - Coordinating the implementation of the EMP - Identifying resources required for the implementation of the EMP - Coordinating actions in emergency situations/rapid stabilisation of site and allocating appropriate resource for these activities - Restrict or stop any activity on the Project that has the potential to or has caused environmental effects - Ensuring that adequate instructions and information is provided to Operators which relate to environmental risks onsite
Environmental Representative Tim McDougall – 021 411 230 20	<ul style="list-style-type: none"> - Coordinate the implementation of the EMP ensuring all environmental controls are in place as per the EMP - Undertake Environmental inspections including end-of-day inspections of controls, and ensure the maintenance and improvement of these controls - Undertake Environmental reporting - Maintain communication and provide leadership to ensure all staff and subcontractors are aware of environmental requirements - Ensure all contractors and sub-contractors are appropriately inducted when coming onto site - Assist the project leadership in managing and investigating Environmental complaints - Familiar with the environmental aspects of the project and how they are managed onsite regarding the EMP and the Erosion and sediment controls present - Aware of the appropriate guidelines found in GDO5 and the local Council requirements
Environmental Consultant Quinn McIntyre - 02102260046	<ul style="list-style-type: none"> - Oversee the environmental management onsite and provide technical knowledge - Monthly monitoring onsite to ensure all the EMP continues to provide adequate environmental management for the project - Deliver site environmental inductions to key staff - Prepare and submit monthly reporting to Council

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2. Key Environmental Locations

Environmentally sensitive areas:

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- Cardrona River: the Cardrona River is located approximately 800m to the east of the site. Stormwater will follow overland flow paths from the attenuation pond adjacent Ballantyne Road as well as the gully that runs from the south-east corner of the site into the neighbouring site.
- ***Environmentally sensitive receptors:***
- Neighbouring residential sites to the west and east. These sites are particularly sensitive to dust, sediment laden water and noise/vibration. A key component will be to ensure water from the south-east gully where it flows naturally into the site to the east is clean at all times.

3. Key Resource Consent Conditions

Conditions 16-30 of Resource Consent RM191334 requires a detailed Environmental Management Plan. All works must be undertaken in accordance with the latest version. This shall include weekly environmental inspections and recording. There are also specific incident response and reporting procedures. Any complaints must be notified to and recorded by the Site Supervisor.

The site **EMP provides direction** for how this is to be achieved.

4. Limits of Clearing and Importance of Staging

The staging and sequencing of works is a key component to ensure that environmental effects of construction are appropriately managed. It is imperative that the sequencing outlined in section 2.1 of the EMP is followed so that the site is stabilised in the most efficient manner.

The site has been broken down into several zones to reduce the area of exposed soil at any one time. This will be managed by the control measures outlined within the **EMP** and the **Erosion and Sediment Control Plan (ESCP)**.

All staff should be familiar with this sequence. Any potential changes to that sequence need to be approved by the Site Supervisor which will be discussed first with the Environmental Consultant.

5. Key Environmental Management Measures in EMP

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- Direction provided in **Erosion and Sediment Control Plan** (ESCP) in Appendix 1 of EMP

- Separation of clean and dirty water is the most important principle to ensure that the contributing catchment of dirty water that needs to be treated is as small as possible.

- **Progressive stabilisation (revegetation) of disturbed areas** will ensure that the extent and duration of exposed soil is minimised. **Keep it covered!**

- All controls to be checked immediately before storm events to ensure they are in good-working order

- Erosion and sediment control devices to remain in place until site is stabilised (defined as 80% vegetative cover)

Any works that disturb the controls outlined on the ESCP must be reinstated before moving to the next task.

Dust Management (Section 5 of EMP)

- Dust suppression should occur on any exposed soil on unsealed roads, this can be done using the water caught in SRP

- **Avoid all unnecessary vegetation clearing** that exposes soil and work should be conducted in stages as this can increase the impact from dust in the event of strong winds

- Keep speeds below **20/km/hr**

- **During high wind** events and dust suppression is becoming difficult **works must cease** until more favourable weather conditions.

- Stockpile heights must not exceed **2 meters** unless covered to prevent erosion and dust

- **Constant vigilance** should be maintained onsite to ensure that dust is appropriately managed and weekly monitoring should be completed to ensure that management measures are effective

Water Quality Management (section 6 of EMP):

- Any water caught in the SRP to be re-used in dust suppression

- Any observations of dirty water running out of the sediment retention pond, super sediment fence, standard sediment fence, into waterbodies or offsite to be reported directly to the Site Supervisor

Cultural Heritage Management (section 7 of EMP):

- If any artefacts are found works must stop within 20 meters of the discovery and the site manager notified immediately

- The site manager must then secure the area and notify the Heritage New Zealand Regional Archaeologist, who will advise when works within the area can begin again

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- Particular noisy work should be completed during the hours of **0800-1700** from Monday-Friday and no works to be completed on weekends or public holidays
- **RM191334** during the **middle of the day** during business hours
- **Noise dampening** should occur when possible
- Daily and weekly site inspections should be undertaken by the Environmental representative to ensure the strategies in place are effective

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Contaminated Site Management (Section 9 of EMP)

- If a potential contaminated site is identified onsite the Project Manger must be notified and appropriate action taken in accordance with the EMP

Chemicals and Fuel Management (Section 11 of EMP)

- Maximum quantities of chemicals and fuels to be stored onsite can be found within **section 11** of the EMP
- Refuelling and maintenance of vehicles should be completed only at the laydown area which is located at the top of the site
- All staff should be familiar with the location of spill kits which can be found within the **EMP**
- If a spill occurs the Project Manage must be notified and the area controlled until the site can be made safe
- Daily and weekly site inspections must occur to ensure effectiveness of controls in place

Waste Management (Section 12 of EMP)

- The site should be **litter free** with no litter to cross the boundary of the site
- Waste receptacles must be **well labelled** and **appropriately sized**
- Waste must be removed from the site regularly to ensure receptacles do not become overly full and the Project Manager should be notified when receptacles are reaching capacity
- Visual monitoring onsite should occur daily and weekly to ensure controls are working effectively

6. Environmental Incidents

The procedure for managing environmental incidents is outlined in section 3.6 of the EMP, however these can be summarised as follows:

- **Environmental incidents** must be reported as soon as they occur, and the Project team must respond immediately to mitigate further environmental impacts
- Investigation into the cause of the incident should be completed and a solution should be constructed to remediate the Environmental damage
- The Project Manager must then notify the **QLDC and/or the ORC of the details of the incident within 12** hours of being made aware of the incident

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The procedure for rapid response to storm events is outlined in section 4.4 of the EMP, however these can be summarised as follows:

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- The Site Supervisor will observe and understand the **weather forecast** throughout the project to ensure appropriate preparation onsite
- If a **significant storm** event is forecast all works should stop within an appropriate amount of time to inspect ESC devices and undertake any maintenance or site stabilisation required
- During the storm event the site should be monitored to ensure the functioning of the ESC devices and maintained if required

When storms are forecast it is crucial that tools are downed in time for the rapid response procedure to be implemented. This will help avoid environmental incidents, potential enforcement action and site shutdown.

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APPENDIX 5 **Site Induction Register**

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APPENDIX 6 Weekly Site Inspection Proforma

Alpine Meadows Stage 1 Orchard Rd, Wanaka

Weekly Environmental

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Date: **09 July 2020**

Site Environmental Representative:

Site Supervisor:

Weather Description:

Item	Response			Comments: Any observations and list any corrective actions or improvements required	Timeframe: When actions are to be completed (immediate, 24 hours etc)
	✓	✗			
General					
Is a hard copy of the EMP available onsite? Provide details on the location					
Have any environmental incidents occurred during the week? If so, provide details					
Are 'no-go zones' clearly marked?					

complaint? If yes provide details

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Have works been staged near residents to minimise dust?
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Air Quality

Have any complaints been received during the week?

Are stockpiles compacted or covered to minimise dust?

At time of inspection, were loads on spoil trucks covered upon entry and exiting the site?

Is there any evidence of dust observed indicating that measures are not adequate?

Contaminated Land

Have construction activities uncovered any contaminated material or spoil? If yes, provide details of type of material found and action taken.

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Are materials safety data sheets located within the area where materials are stored?					
Is there an adequate supply of spill kits onsite? Have any used materials been replaced?					
Are spill kits clearly labelled?					
Are spill kits stored where chemicals/fuels/oils located?					
Have any spills occurred during the week? If so, provide details.					

Note: Actions resulting from this inspection must be forwarded to the Site Supervisor.

Additional Comments:

Name and Signatures of inspections attendees:

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APPENDIX 7 Water Quality Monitoring Results Proforma

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Water Quality Monitoring Results						
09 July 2020						
Date:	Monitoring trigger:					
	Location 1	Location 2	Location 3	Location 4	Location 5	Location 6
Location Description:						
Insitu or Lab Results:						
Turbidity						
pH						
Visible Observations:						
Hydrocarbons						
Tannins						
Waste						
Description of any Non-compliance and actions required:						

The above will be collated in an Excel Spreadsheet on the project management system with each date having its own Sheet tab.

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APPENDIX 8 **Complaints Register**

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APPENDIX 9 Incident Report Proforma

QUEENSTOWN LAKES DISTRICT COUNCIL
Environmental Incident Report Form 145

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RM191334

QLDC Consent Number (if applicable):

RM191334

Brief Project Description: **09 July 2020** The Meadows Stage 1 - Subdivision and associated earthworks

Instructions

Complete this form for all environmental incident that cause contaminants (including sediment) or environmental nuisance to leave the site. Be succinct, stick to known facts and do not make assumptions. Once completed submit to the Regulatory team at Queenstown Lakes District Council at RCMonitoring@qldc.govt.nz. Call the Regulatory team immediately on 03 441 0499 for any serious or ongoing incidents that cannot be brought under immediate control.

Incident details

Date and Time	Date: xx/xx/xx Time: xx:xx am <input type="checkbox"/> pm <input type="checkbox"/>
Description Provide a brief and factual description of what happened during the incident, include relevant details such as: <ul style="list-style-type: none"> - The estimated distance to the nearest waterway (including stormwater and dry courses) - The estimated distance to the nearest sensitive receiver - The activity being undertaken when the incident occurred Sketches/diagrams/photos may be reference and appended to this report to aid in the description of the incident.	
EXACT location of the incident Include address, landmarks, features, nearest cross street, etc. Maps and plans can be attached to the incident report if appropriate	
Quantity or volume of material escaped or causing incident (provide and estimate if quantity unknown)	
Who identified the incident?	<input type="checkbox"/> Contractor <input type="checkbox"/> Council <input type="checkbox"/> Community <input type="checkbox"/> Other

What immediate actions/control measures were taken to rectify or contain the incident?

What initial corrective action will be taken to prevent similar incidents recurring in the near future?

Has the Otago Regional Council been notified? Yes No Will be notified

Approvals:

Environmental Representative/Person making report
 Name..... Signature.....
 Organisation..... Date.....
 Mobile phone number.....

Site Supervisor
 Name..... Signature.....
 Organisation..... Date.....
 Mobile phone number.....

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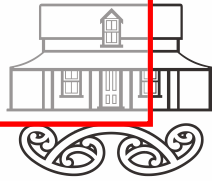
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APPENDIX 11 Archaeological Discovery Protocol

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HERITAGE NEW ZEALAND
POUHERE TAONGA

Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol

Under the Heritage New Zealand Pouhere Taonga Act (2014) an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. For pre-contact Maori sites this evidence may be in the form of bones, shells, charcoal, stones etc. In later sites of European/Chinese origin, artefacts such as bottle glass, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures. Burials/koiwi tangata may be found from any historic period.

In the event that an unidentified archaeological site is located during works, the following applies;

1. Work shall cease immediately at that place and within 20m around the site.
2. The contractor must shut down all machinery, secure the area, and advise the Site Manager.
3. The Site Manager shall secure the site and notify the Heritage New Zealand Regional Archaeologist. Further assessment by an archaeologist may be required.
4. If the site is of Maori origin, the Site Manager shall notify the Heritage New Zealand Regional Archaeologist and the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (*Heritage New Zealand Pouhere Taonga Act, Protected Objects Act*).
5. If human remains (koiwi tangata) are uncovered the Site Manager shall advise the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative and the above process under 4 shall apply. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded.
6. Works affecting the archaeological site and any human remains (koiwi tangata) shall not resume until Heritage New Zealand gives written approval for work to continue. Further assessment by an archaeologist may be required.
7. Where iwi so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records.
8. Heritage New Zealand will determine if an archaeological authority under the *Heritage New Zealand Pouhere Taonga Act 2014* is required for works to continue.

It is an offence under S87 of the *Heritage New Zealand Pouhere Taonga Act 2014* to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of

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whether the works are permitted or a consent has been issued under the Resource Management Act.

09 July 2020

~~Heritage New Zealand Regional archaeologist contact details:~~

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Regional Archaeologist Otago/Southland
Heritage New Zealand
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Dunedin
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DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

OF THE RESOURCE MANAGEMENT ACT 1991

Applicant:	Orchard Road Holdings Limited
RM reference:	RM191334
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consent to undertake bulk earthworks.
Location:	Enterprise Drive, Wanaka
Legal Description:	Lot 99 Deposited Plan 445766 and Lot 3 Deposited Plan 374697 held in Record of Title 560995
Zoning:	ODP (as amended through Plan Change 46): Part Low Density Residential/Part Rural General/Part Industrial B PDP: Part Rural/Part General Industrial
Activity Status:	Discretionary
Decision Date	04 February 2020

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of this report. This decision is made by Sarah Gathercole, Senior Planner, on 04 February 2020 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of this decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in Appendix 1 are complied with by the consent holder. The decision to grant consent was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Sarah Gathercole, Senior Planner, as delegate for the Council.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Consent is sought to undertake bulk earthworks associated with the preparation of land rezoned for Low Density Residential Use, as approved by Plan Change 46.

The Applicant has provided a description of the proposal, the site and locality and the relevant site history in Sections 2 and 3 of the report entitled “*Assessment of Effects on the Environment – Alpine Meadows Stage 1 Earthworks*”, prepared by Orchard Road Holdings Limited, and submitted as part of the application (hereon referred to as the Applicant’s AEE and attached as Appendix 2). This description is considered accurate and is adopted for the purpose of this report.

It is noted that RM171177 was granted in April 2018 and the ‘lot boundaries’ shown on the plans appear to match the boundaries proposed through that subdivision application.

2. ACTIVITY STATUS

The proposal requires consent for the following reasons:

2.1 OPERATIVE DISTRICT PLAN (ODP)

The subject site is zoned part Industrial B, part Low Density Residential and part Rural General in the ODP and the proposed activity requires resource consent for the following reasons:

- A **restricted discretionary** activity pursuant to Rule 22.3.2.3 as the proposal breaches site standard 22.3.3 (ii) in regard to height of cut and fill and slope. The application proposes a maximum cut height of 2.6m in lieu of a permitted cut height of 2.4m, and a maximum fill height of 2.8m in lieu of a permitted fill height of 2m. Council’s discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 22.3.2.3 as the proposal breaches site standard 22.3.3 (ii) (b) (iii) in regard to the vertical height of any cut or fill not being greater than the distance of the top of the cut of the toe of the fill from the site boundary. It is proposed to undertake earthworks up to the site boundary. Council’s discretion is restricted to this matter.
- A **discretionary** activity resource consent pursuant to Rule 22.3.2.4 (b) for bulk earthworks greater than 50,000m³ per 12 month period. A total of 273,200m³ of earthworks is proposed.

2.2 PROPOSED DISTRICT PLAN (PDP)

Council notified its decisions on Stage 1 of the Proposed District Plan (**Stage 1 Decisions Version 2018**) on 7 May 2018. Part of the subject site is zoned Rural by the Stage 1 Decisions Version 2018.

Council notified its decisions on Stage 2 of the Proposed District Plan (**Stage 2 Decisions Version 2019**) on 21 March 2019. The subject land was not included within the Stage 2 District Plan Review.

Council notified Stage 3 of the Proposed District Plan (**Stage 3 Notified Version 2019**) on 19 September 2019. Part of the subject land is included within the Stage 3 District Plan Review, being zoned General Industrial.

The proposed activity requires resource consent under the PDP for the following reasons:

Rules that have legal effect under s86B(1) but are not yet treated as operative under s86F as they are subject to appeal are:

- A **restricted discretionary** activity pursuant to Rule 25.4.2 in regard to the proposed volume of earthworks. It is proposed to undertake a total of 25,300m³ of earthworks in lieu of the permitted total of 1,000m³ within the Rural Zoned portion of the site. Council’s discretion is restricted to this matter.

- A **restricted discretionary** activity pursuant to Rule 25.5.11 in regard to the total area of earthworks. It is proposed to undertake earthworks over a total area of 1.87ha in lieu of a permitted area of 10,000m². Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 25.5.16 in regard to the maximum depth of any cut. A maximum cut depth of 2.5m is proposed in lieu of the permitted cut depth of 2.4m. Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 25.5.19 in regard to earthworks greater than 0.3m in height being set back from the site boundary by a minimum of the distance equal to the height of the fill as measured from the toe of the fill, or 300mm plus a distance at least equal to 1.5 times the maximum depth of the cut, as measured from the crest of the cut.

It is noted that the application was lodged prior to the notification of Stage 3 of the PDP and therefore pursuant to s88A, the application continues to be processed, considered, and decided as an application for the type of activity that it was for, or was treated as being for, at the time the application was first lodged.

2.3 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011 ("NES")

Based on the Applicant's review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

2.4 ACTIVITY STATUS SUMMARY

Overall, the application is considered to be:

- a **discretionary** activity under the ODP; and
- a **restricted discretionary** activity under the PDP.

3. SECTION 95A – PUBLIC NOTIFICATION

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

3.1 Step 1 – Mandatory public notification

The applicant has not requested public notification of the application (s95A(3)(a)).

Public Notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve exchange to recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; and/or
- a subdivision or residential activity that is a restricted discretionary or discretionary activity; and/or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying;
- a prescribed activity

Therefore, public notification is not precluded (s95A(5)(b)(i)-(iv)).

Public notification is not precluded by Step 2.

3.3 Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken, and decision made in sections 3.3.1 - 3.3.4 below:

3.3.1 Effects that must / may be disregarded (s95D(a)-(e))

Effects that must be disregarded:

- A: *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- B: *Trade competition and the effects of trade competition (s95D(d)).*

Effects that may be disregarded:

- A: *An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b), a permitted baseline assessment is undertaken (if applicable) in section 3.3.2 below).*

3.3.2 Permitted Baseline (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, under the ODP, the permitted baseline includes a maximum of 400m³ of earthworks within the Low Density Residential zoned portion of the site and a maximum of 1000m³ of earthworks within the Rural General zoned portion of the site. A maximum fill height of 2m, and a maximum cut height of 2.4m are also permitted, with the distance of any cut/fill from a site boundary being equal to, or greater, than the height of the fill or depth of the cut.

Under the PDP, the permitted baseline includes a maximum of 1000m³ of earthworks within the Rural zoned portion of the site. A maximum fill height of 2m, and a maximum cut height of 2.4m are also permitted, with the distance of any cut/fill from a site boundary being equal to, or greater, than the height of the fill or depth of the cut, plus an additional 300mm in the case of any cut.

In this case given the volume of proposed earthworks across multiple different zones within the ODP and PDP, it is considered that the permitted baseline is of limited relevance to this application and will not be applied.

3.3.3 Assessment: Effects On The Environment

Taking into account sections 3.3.1 and 3.3.2 above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification (s95A(8)(b)).

The Assessment of Effects provided at section 7 of the Applicant's AEE, is adequate and is considered accurate. It is therefore adopted for the purposes of this report, with the following additional comment.

Engineering

The proposal has been reviewed by Council's Land Development Engineer, Ms Lyn Overton. Ms Overton's assessment is adopted for the purpose of this report and is attached as Appendix 3.

In summary, Ms Overton is satisfied that the proposed earthworks are feasible and can occur without adverse effects on the surrounding area, and that traffic management will not be required. Ms Overton recommends conditions of consent relating to site management, engineering supervision, and fill certification, as well as requiring the earthworks to be undertaken in accordance with the geotechnical report submitted with the application.

Landscape

The proposed earthworks will extend slightly into the adjoining Rural General zoned land to the south. The earthworks will not change the topography of the site significantly and a condition of consent will require all earth-worked and/or exposed areas to be top-soiled and grassed/revegetated or otherwise permanently stabilised. Potential landscape effects within the rural general zone are therefore not considered to be more than minor noting the temporary nature of exposed areas.

Traffic

Truck movements to and from the site will be required to remove the proposed excess cut material. Construction traffic will access the site via Enterprise Drive and be dispersed through the neighbouring industrial area via Ballantyne Road, where it is considered able to be absorbed into the traffic network without adverse effects on the environment that are more than minor.

Environmental Management Plan

The proposed earthworks are considered to have a 'High' Environmental Risk Level as the earthworks will expose an area of soil greater than 1ha, requiring an Environmental Management Plan (EMP) to be prepared by a suitably qualified and experienced person. The key adverse effects arising from the proposed earthworks over a large area are likely to be noise and vibration, dust and erosion and sediment. It is noted the applicant has confirmed the works will comply with the construction noise standards (NZS6803:1999) referred to in the District Plan. The Applicant has submitted a Site Management Plan (SMP) prepared by Tim McDougall and Steve Dickey – engineers employed by Paterson Pitts Group (Surveying, Planning and Engineering Specialists). These persons are considered to meet the requirements of 'suitably qualified and experienced persons'.

The SMP has been reviewed in full and assessed against Council's Guidelines for Environmental Management Plans document.

The SMP covers the following matters in detail:

- Engineering Supervision.
- Inspections of sediment control measures.
- Protection of existing Council Services (storm-water system) using a variety of sediment, erosion and access controls.
- Hours of operation.
- Identification of separate construction zones with a maximum of two zones earth-worked at any one time.
- Identification of storm-water catchments.
- Site establishment works.
- Controls during construction.
- Dust Minimisation and Control.
- Noise and Vibration.
- Accidental Discovery Protocol.
- Complaints Process.

The SMP is considered to be deficient against Council's Guidelines for Environmental Management Plans document relating to various matters, including, but not limited to:

- Identification of an environmental representative.
- Monthly environmental reporting.
- Site induction process.
- Identification of dust sensitive receivers.

- Vibration management.
- Contaminated site contingency plan.
- Availability of spill response equipment.
- Chemicals and fuel management.
- Waste management.

Accordingly, a condition of consent will require the SMP to be updated in accordance with the Council's Guidelines for Environmental Management Plans document, and submitted to Council's Monitoring and Enforcement Team for review and acceptance, prior to commencing works on site. An approved Environmental Management Plan, consistent with the Council's Guidelines for Environmental Management Plans for a high risk site, in combination with additional site management conditions, is considered to ensure appropriate management of the proposed earthworks such that potential adverse effects will be mitigated to an extent that they are not more than minor. There are no known cultural heritage or archaeological items on the subject site, however an advice note is proposed in relation to the accidental discovery protocol.

3.3.4 Decision: Effects On The Environment (s95A(8))

On the basis of the above assessment, it is assessed that the proposed activity is not likely to have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

4.1 Step 1: certain affected groups and affected persons must be notified

Determination under s95B(2)

The proposal does not affect protected customary rights groups, and does not affect a customary marine title group; therefore limited notification is not required.

Determination under s95B(3)

Limited notification is not required under Step 1 as the proposal is not on or adjacent to, or may affect land subject to a statutory acknowledgement under Schedule 11, and the person to whom the statutory acknowledgement is made is determined an affected person under section 95E (s95B(3)).

4.2 Step 2: if not required by Step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not a controlled activity, and is not a prescribed activity (s95B(6)(b)).

4.3 Step 3: if not precluded by Step 2, certain other affected persons must be notified

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with section 95E, whether the following are affected persons:

Boundary activity / Prescribed activity

The proposal is not a boundary activity where the owner of an infringed boundary has provided their approval, **and** the proposal is not a prescribed activity under (s95B(7)).

Any other activity

As limited notification is not required under s95B(7), the proposed activity falls into the 'any other activity' category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with section 95E.

4.3.1 Considerations in assessing adverse effects on Persons (S95E(2)(a)-(c))

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect. In this case the permitted baseline is found within section 3.3.2 above.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in Schedule 11.

4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3) as set out in section 4.3.1 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

The land south of the earthworks area is owned by the Applicant, as is the industrial zoned land to the north-east.

To the east, the site is adjoined by two large, rural properties with residential units at No. 246 and No. 248 Riverbank Road. No. 234 Riverbank Road, whilst not adjoining the site, is also in close proximity to the eastern site boundary, and has a residential unit on site.

To the north-west is a large, vacant landholding that is zoned for low density residential development.

The south-western boundary of the proposed earthworks site borders two residential properties at No. 3 and No. 5 Wallace Place. These properties are currently vacant. However, building consents for the construction of a residential unit on each site were issued in November 2019. It is therefore likely that residential units on these properties will be occupied within the operating timeframe for the proposed earthworks. The remainder of the adjoining land to the south-western boundary is a vacant balance lot for future residential development. Whilst not adjoining the subject site, there are a number of low density residential properties that are within close proximity to the site, located along McDonald Street (a total of nine properties), and Wallace Street (a total of six properties). No. 1, 4 and 5 McDonald Street have either existing residential units or approved building consents for the construction of residential units.

Image 1, below, identifies the location of the aforementioned properties relative to the subject site.



Image 1: The location of potentially affected neighbours (denoted by the blue stars)

Proposed conditions of consent, including adherence to a Council approved Environmental Management Plan, are considered to ensure that potential adverse effects on the abovementioned properties, including but not limited to, dust nuisance, sedimentation, and runoff, will be appropriately mitigated. As stated above, Council's Land Development Engineer is satisfied that the proposed earthworks can feasibly occur without adverse effects on neighbouring properties and the applicant has confirmed the works will comply with the construction noise standards (NZS6803:1999) referred to in the District Plan.

The Applicant has proposed operating hours from 7.30am to 6.30pm Monday to Saturday (inclusive), with no operations occurring on Sundays or public holidays. Given the proximity of the earthworks to residential properties, and noting the significant quantity of proposed earthworks, which will result in the operation occurring for a significant period of time (approximately 12 – 18 months), it is considered important that neighbours have an appropriate amount of respite from the noise effects associated with the earthworks so that the operation is sustainable over a long period of time. It is therefore considered appropriate to reduce operating hours from 8.00am to 5.00pm Monday to Friday (inclusive), with no operations occurring on Saturdays, Sundays, or Public Holidays. This is considered to mitigate potential adverse effects associated with noise such that they are not minor or more than minor, noting that these operating hours are aligned to 'standard' business hours and more likely to coincide with timeframes where the neighbouring residential properties are unoccupied. In regard to traffic movements, there will be truck movements off site to remove excess cut. The construction access for the site will be via Enterprise Drive at the northern end of the site, and traffic movements are not considered to have an adverse effect that is minor, or more than minor, on neighbouring properties, noting the separation distance and as traffic will then be dispersed via Ballantyne Road through the neighbouring Industrial Area.

Based on the above conditions of consent, it is considered that potential adverse effects of the proposed earthworks will be mitigated such that they will not be minor, or more than minor.

4.3.3 Decision: Effects on Persons (s95E(1))

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Therefore, limited notification is not required under Step 3.

4.4 Step 4 – Further Limited Notification in Special Circumstances (s95B(10))

Special circumstances do not apply that require limited notification.

5. OVERALL NOTIFICATION DETERMINATION

In reliance on the assessment undertaken in sections 3 and 4 above, the application is to be processed on a non-notified basis.

6. S104 ASSESSMENT

6.1 EFFECTS ON THE ENVIRONMENT (s104(1)(a)&(ab))

Actual and potential effects on the environment have been outlined in section 3 and 4 of this report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects (s104)(1)(a)).

6.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

Operative District Plan

The relevant operative objectives and policies are contained within Part 22 of the ODP.

The Applicant has provided an assessment of the proposal against the relevant objectives and policies of the ODP within sections 6.8 – 6.12 (inclusive) of the Applicant's AEE. This assessment is adequate and is considered accurate, it is therefore adopted for the purpose of this report.

In conclusion, the proposal is considered to be consistent with the relevant objectives and policies of the ODP.

Proposed District Plan

The relevant operative objectives and policies are contained within Chapter 25 of the PDP – Stage 2 Decisions Version and Chapter 18A of the PDP – Stage 3 Notified Version

The Applicant has provided an assessment of the proposal against the relevant objectives and policies of the PDP within sections 6.13 – 6.18 (inclusive) of the Applicant's AEE. This assessment is adequate and is considered accurate, it is therefore adopted for the purpose of this report, with the following additions, noting also that the earthworks chapter is being reviewed as part of the Proposed District Plan – Stage 2, and not Stage 1, as noted within the Applicant's AEE.

Chapter 18A (General Industrial) seeks to ensure activities undertaken within the zone do not result in adverse effects on land within adjoining zones. Associated policies seeks to achieve this by mitigating adverse effects relating to dust, noise, glare, odour, shading, visual and traffic effects. As outlined within the Assessment of Environmental Effects, above, potential adverse effects resulting from the earthworks operation are considered to be adequately mitigated by conditions of consent such that are not more than minor. The proposal is therefore deemed to be consistent with the relevant objectives and policies of the PDP – Stage 3.

In conclusion, the proposal is considered to be consistent with the relevant objectives and policies of the PDP.

Weighting between Operative District Plan and Proposed District Plan (Stage 1 Decisions Version 2018, Stage 2 Decisions Version 2019, and Stage 3 Notified Version 2019)

In this case, as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

6.3 PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources. The proposed bulk earthworks are associated with the preparation of land for residential purposes, consistent with the residential zoning of the land, and will be managed such that potential adverse effects are appropriately avoided, mitigated or remedied. This is considered to be consistent with sustainable management of the land resource.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

6.4 DECISION ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** to undertake bulk earthworks subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 108 of the RMA.

7.0 DEVELOPMENT CONTRIBUTIONS AND ADMINISTRATIVE MATTERS

Local Government Act 2002: Development Contributions

This proposal is not considered a "Development" in terms of the Local Government Act 2002 as the earthworks will not generate a demand for network infrastructure and reserves and community facilities.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries please contact Hannah Clowes on phone (03) 441 0499 or email hannah.clowes@qldc.govt.nz

Report prepared by

Decision made by



Hannah Clowes
CONSULTANT PLANNER

Sarah Gathercole
SENIOR PLANNER

APPENDIX 1 – Consent Conditions
APPENDIX 2 – Applicant's AEE
APPENDIX 3 – Engineering Report

APPENDIX 1 – CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - 'Existing Contours' Sheet No. 101 prepared by Paterson Pitts Group and dated 16/08/2019.
 - 'Proposed Contours' Sheet No. 102 prepared by Paterson Pitts Group and dated 16/08/2019.
 - 'Cut/Fill Plan' Sheet No. 103 prepared by Paterson Pitts Group and dated 16/08/2019.
 - 'Cross Sections' Sheet No. 104a prepared by Paterson Pitts Group and dated 16/08/2019.
 - 'Cross Sections - detailed' Sheet No. 104b prepared by Paterson Pitts Group and dated 16/08/2019
 - 'Cross Sections - detailed' Sheet No. 104c prepared by Paterson Pitts Group and dated 16/08/2019
 - 'Landscaping Bund Plan' Sheet No. 105 prepared by Paterson Pitts Group and dated 16/08/2019

stamped as approved on 04 February 2020

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991.

Engineering

4. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link: <http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

Hours of Operation – Earthworks

5. Hours of operation for earthworks, shall be:
 - Monday to Friday (inclusive): 8.00am to 5.00pm.
 - Saturdays, Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 5.00pm.

Noise

6. Construction sound must be measured and assessed in accordance with NZS 6803:1999 Acoustics - Construction Noise and must comply with the recommended upper limits in Tables 2 and 3 of NZS 6803.

To be completed prior to the commencement of any works on-site

7. Prior to commencing any work on the site the consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
8. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the Ground Consulting Ltd report (dated 2 August 2019, Ref: R5012-1A) and who shall supervise the excavation procedure and ensure compliance with the recommendations of this report. This engineer shall continually assess the condition of the excavation and shall be responsible for ensuring that temporary retaining is installed wherever necessary to avoid any potential erosion or instability.

To be monitored throughout earthworks

9. If at any time Council officers, or its elected representatives, receive justifiable complaints about or proof of effects from vibration sourced from the earthworks activities approved by this resource consent, the consent holder at the request of the Council shall cease all earthworks activities and shall engage a suitably qualified professional who shall prepare a report which assesses vibration caused by earthworks associated with this consent and what adverse effect (if any) these works are having on any other land and/or buildings beyond this site. Depending on the outcome of this report, a peer review may be required to be undertaken by another suitably qualified professional at the consent holder's expense. This report must take into consideration the standard BS 5228:1992 or a similar internationally accepted standard. Both the report and peer review (if required) shall be submitted to Council for review and certification. The Consent holder shall implement any measures proposed in the report that will mitigate any negative effects of the vibration.
10. The earthworks, batter slopes and site management shall be undertaken in accordance with the recommendations of the report by Ground Consulting Ltd (dated 2 August 2019, Ref: R5012-1A).
11. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
12. No earthworks, temporary or permanent, are to breach the boundaries of the site.

On completion of earthworks

13. All earthworks, geotechnical investigations and fill certification shall be carried out under the guidance of a suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks, the geo-professional shall incorporate the results of ground bearing test results regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all buildable land within the development. The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against the lot, the Schedule 2A shall include a geotechnical summary table identifying requirements against the lot for reference by future lot owners. The certificate and any supporting information shall be submitted to the Manager of Resource Management Engineering at Council. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder

14. In the event that the Schedule 2A certificate and Geotechnical Completion Report issued under Condition 13) above contains limitations or remedial works required, then a s108 covenant shall be registered on the relevant Records of Title detailing requirements for the lot owner(s).
15. On completion of the earthworks, the consent holder shall complete the following:
 - a) All earth-worked and/or exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

EMOP

To be completed prior to the commencement of any works on-site:

16. At least 15 working days prior to any works commencing on site the Consent Holder shall submit an Environmental Management Plan (EMP) to Council's Monitoring and Enforcement Team for review and acceptance **HOLD POINT 1**. This document must be prepared by a Suitably Qualified and Experienced Person. The EMP shall be in accordance with the principles and requirements of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans* and specifically shall address the following environmental elements as specified in the guidelines:
 - a) Administrative Requirements
 - (i) Weekly site inspections
 - (ii) Monthly environmental reporting
 - (iii) Independent audit by Suitably Qualified and Experienced Person
 - (iv) Notification and management of environmental incidents
 - (v) Records and registers
 - (vi) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
 - (vii) Site induction
 - b) Operational Requirements
 - (i) Erosion and sedimentation (including Erosion and Sediment Control Plan to be prepared by a Suitably Qualified and Experienced Person)
 - (ii) Water quality
 - (iii) Dust
 - (iv) Cultural heritage
 - (v) Noise
 - (vi) Vibration
 - (vii) Contaminated sites
 - (viii) Indigenous vegetation clearance
 - (ix) Chemical and fuel management
 - (x) Waste management

The EMP (and any sub-plans e.g. ESCP described below) shall also be consistent with any recommendations outlined in the geotechnical report prepared by Paterson Pitts Group and submitted with the application.

17. Prior to ground-disturbing activities on the initial stage of works or any subsequent new stage of works, the Consent Holder shall engage an Appropriately Qualified Person to prepare and submit an Erosion and Sediment Control Plan (ESCP) to Council's Monitoring and Enforcement Team for review and acceptance. This plan shall be a sub-plan of the overarching EMP and must be prepared in accordance with the requirements outlined on pages 13 – 18 in *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. These plans must be updated when:
 - a) The construction program moves from one Stage to another; or
 - b) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
 - c) There has been an Environmental Incident and investigations have found that the management measures are inadequate.
18. Prior to commencing ground-disturbing activities, the Consent Holder shall nominate an Environmental Representative for the works program in accordance with requirements outlined on pages 9 and 10 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
19. Prior to commencing ground disturbing activities, the Consent Holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements on page 8 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

During construction:

20. Prior to bulk earthworks operations (and vegetation clearance) for the initial stage or any subsequent new stage of works, the Consent Holder must install erosion and sediment controls in accordance with the ESCP as well as provide As-built documentation for these controls by Suitably Qualified and Experienced Person **HOLD POINT 2**. It is noted that earthworks required to construct environmental management controls are allowed to commence once Council has provided notice that **HOLD POINT 1** has been met.
21. All works shall be undertaken in accordance with the most current version of the EMP, as accepted as suitable by Council.
22. The EMP shall be accessible on site at all times during work under this consent.
23. The Consent Holder shall establish and implement document version control. Council shall be provided with an electronic copy of the most current and complete version of the EMP at all times.
24. The Consent Holder shall develop and document a process of periodically reviewing the EMP as outlined on page 6 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. No ground disturbing activities shall commence in any subsequent stage of development until an EMP has been submitted and deemed suitable by Council's Monitoring and Enforcement Team.
25. The Consent Holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as outlined on pages 10 and 11 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

26. A SQEP shall monitor the site monthly to ensure that the site is complying with its EMP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. This must include a specific audit by the SQEP of the effectiveness of the ESCP. The outcome of these inspections should be included in the Monthly Environmental Report referred to Condition 27 below.
27. The Consent Holder shall complete and submit exception reporting to QLDC in the form of a monthly environmental report. The monthly environmental report shall be submitted to QLDC's Regulatory Department within five (5) working days of the end of each month.
28. In accordance with page 9 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall:
 - a) Report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.
 - b) Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined in Section 3.3.1 of *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
29. Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 14 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
30. Any Discharge (refer definition in the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*) that leaves the site shall comply with the Water Quality Discharge Criteria outlined on page 19 of the *Guideline*, with the exception of Total Suspended Solids which should be at a concentration of no more than 25mg/L.

Advice Note

1. Prior approval via a Connection to Council Services for a Temporary Water Take is required if Council's water supply is to be utilised for dust suppression during earthworks. This shall include the use of a backflow prevention device to prevent contamination of Council's potable water supply.
2. The consent holder is advised to undertake a pre-construction survey of neighbouring properties prior to works commencing. The extent of the pre-construction survey is related to the site and its surrounds and the associated potential risks. The existing condition of roading, landscaping and structures needs to be documented by way of photos, focusing on any damage that is already apparent. Items such as minor cracking in plaster will be very difficult to identify, and in these cases other methods would need to be employed to determine if they were formed as a result of the consented works. The survey will never cover everything but it aims to provide a record that can be reviewed in the event of a complaint or issue being raised. For consent holders the most efficient way to ensure compliance with the condition is to undertake the survey with a consent processing engineer present. Deliverable for this includes a very brief report accompanied by as many photos as are necessary to cover the potential risks, marked up photos identifying existing damage are even clearer.

3. This site may contain archaeological material. Under the Heritage New Zealand Pouhere Taonga Act 2014, the permission of the Heritage New Zealand Pouhere Taonga must be sought prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by Council. Should archaeological material be discovered during site works, any work affecting the material must cease and the Heritage New Zealand Pouhere Taonga must be contacted (Dunedin office phone 03 477 9871).

For Your Information

If your decision requires monitoring, we will be sending an invoice in due course for the deposit referred to in your consent condition. To assist with compliance of your resource consent and to avoid your monitoring deposit being used before your development starts, please complete the "[Notice of Works Starting Form](#)" and email to the Monitoring Planner at RCMonitoring@qldc.govt.nz prior to works commencing.

You may also have conditions that require you to apply for Engineering Acceptance. To apply for Engineering Acceptance, please complete the [Engineering Acceptance Application form](#) and submit this completed form and an electronic set of documents to engineeringacceptance@qldc.govt.nz with our monitoring planner added to the email at RCMonitoring@qldc.govt.nz.

If your decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, please refer to this link. <http://www.qldc.govt.nz/planning/development-contributions/> If you wish to make a DC estimate calculation yourself, please use this link: <http://www.qldc.govt.nz/planning/development-contributions/development-contributions-estimate-calculator/> And for full details on current and past policies, please use this link: <http://www.qldc.govt.nz/council-online/council-documents/policies/policy-on-development-contributions-and-financial-contributions/>

APPENDIX 2 – APPLICANT’S AEE

Our Reference: A1579379

Consent No. RM21.463.01

LAND USE CONSENT

Pursuant to Section 104C of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: Mt Cardrona Station Village Limited

Address: Spencers Chartered Accountants & Advisers, Level 6 12 Viaduct Harbour Avenue, Auckland

To undertake earthworks for construction of stormwater channels and basins and the bulk earthworks for a residential development.

For the construction of a subdivision including residential building platforms, roads, and stormwater management.

For a term expiring 22 December 2026

Location of consent activity: Approximately 720 metres north of the intersection of Pringles Creek Road and Cardrona Valley Road, Cardrona

Legal description of consent location: Lot 3, 7 and 8 Deposited Plan 21223, Lot 1 – 8, 10 – 12 Deposited Plan 446161 and Section 6, 8 and 9 Survey Office Plan 459975

Map Reference: NZTM 2000 E 1284810 N 5023781 (mid-point of the site)

Conditions

Specific

1. This consent authorises the use of land for residential earthworks within the area of land shown on Appendix 1, 2, 3 and Basin 4, described in the application documents in Condition 2 and located at NZTM 2000: E 1284810 N 5024014 and with a maximum size of 144 cubic metres.
2. The use of land for earthworks for residential earthworks must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Consent Authority as consent number RM21.463:
 - a) Certificate of Compliance and Resource Consent Applications and Assessment of Environmental Effects, Prepared by Lowe Environmental Impact, August 2021, including:
 - i. Appendix B – Design Drawings and Earthwork Design by Clark Fortune McDonald & Associates;
 - ii. Appendix C – Erosion and Sedimentation Control Plan by Lowe Environmental Impact;
 - iii. Appendix D – Geotechnical Review of Stormwater Detention and Construction Methodology by GeoSolve Limited; and
 - iv. Appendix E – Environmental Management Plan for Bulk Earthworks (Rev A) by Enviroscope.
 - b) Response to Further Information Request (S92(1)) dated 5th October

- 2021;
- c) Response to Further Information Request (S92(1)) dated 17 November 2021 including;
 - i. Environmental Management Plan (Rev B) by Enviroscope;
 - ii. Memorandum including amendment to stormwater treatment train;
 - iii. Laboratory chemical dosing analysis report; and
 - iv. Updated Design Drawings and Earthwork Design by Clark Fortune McDonald & Associates.
 - d) Response to Further Information Request (S92(1)) dated 16 December 2021; and
 - e) Response to Further Information Request (S92(1)) dated 20 December 2021

If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

- 3. The works authorised by this consent must only be exercised in conjunction with Discharge Permit RM21.463.02.
- 4. Prior to commencing any work on site, the Consent Holder must ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction. A record of attendance must be maintained and made available upon request.
- 5. a) All sediment retention ponds and/or decanting earth bunds must be chemically treated in accordance with the Chemical Treatment Management Plan (CTMP) in Condition 9.
b) All measures required by the CTMP must be put in place prior to commencement of the residential earthworks activity and be maintained for the duration of the residential earthworks.

Performance Monitoring

- 6. At least 15 working days prior to the first exercise of this consent, the Consent Holder must submit an Environmental Management Plan (EMP) for review and certification by the Consent Authority. This document must be prepared by a Suitably Qualified and Experienced Person. The EMP must be based on the draft EMP dated November 2021 submitted in the Response to Further Information Request (S92(1)) dated 17 November 2021, and must address the following (as a minimum):
 - a) Administrative Requirements
 - i. Weekly site inspections
 - ii. Monthly environmental reporting
 - iii. Independent audit by Suitably Qualified and Experienced Person
 - iv. Notification and management of environmental incidents
 - v. Records and registers
 - vi. Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
 - vii. Site induction
 - b) Operational Requirements
 - i. Erosion and sedimentation, including an Erosion and Sediment Control Plan to be prepared by a Suitably Qualified and Experienced Person
 - ii. Water quality
 - iii. Dust
 - iv. Cultural heritage
 - v. Noise

- vi. Indigenous vegetation clearance
- vii. Chemical and fuel management
- viii. Waste management

c) Works must not commence until the Consent Authority has confirmed in writing that the EMP has been accepted.

7.

a) The Erosion and Sediment Control Plan (ESCP) that forms part of the EMP required by Condition 6 must be prepared by a Suitably Qualified and Experienced Person and must contain sufficient detail to address the following matters:

- i. Specific erosion and sediment control works (locations, dimensions, capacity etc), including but not limited to erosion control below the outlet at Basin 1 which is on a slope greater than 2%;
- ii. How the amended outlet on the decanting device at Basin 1 provides at least the same conveyance of water to that submitted with the application documents listed in Condition 2;
- iii. Supporting calculations and design drawings;
- iv. Catchment boundaries and contour information;
- v. Details of construction methods;
- vi. Timing and duration of construction and operation of control works;
- vii. Details relating to the management of exposed areas; and
- viii. Monitoring and maintenance requirements, including at a minimum:
 - I. inspection of the sediment and erosion controls at the site on a regular basis; and
 - II. If a heavy rainfall event is forecast, undertake pre-event inspections and any maintenance that is required and postpone work as required.

b) The ESCP must be updated when:

- a) The construction program moves from one Stage to another; or
- b) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
- c) There has been an Environmental Incident and investigations have found that the management measures are inadequate.

- iii. Any updated versions of the ESCP must be submitted to the Consent Authority immediately for review and acceptance. Works on a new Stage must not commence until the Consent Authority has confirmed in writing that the updated ESCP has been accepted, and all works must be undertaken in accordance with the most current ESCP accepted by the Consent Authority.
- iv. The Consent Holder must establish and implement document version control and ensure that the Consent Authority is provided with an electronic copy of the most current and complete version of the EMP and ESCP at all times.

8. Prior to commencement of earthworks for the initial stage and/ or any subsequent new stage of works, the Consent Holder must install erosion and sediment controls in accordance with the ESCP and provide As-Built Documentation to the Consent Authority within one month. These measures must remain in place for the duration of the respective stage(s) or until all exposed areas of earth are permanently stabilised.

9. a) Prior to the commencement of residential earthworks activity on the subject site, a finalised Chemical Treatment Management Plan (CTMP) must be prepared in accordance with GD05 and submitted to the Consent Authority for review and certification.

- b) No earthwork activities must commence until acceptance in writing is provided by the Consent Authority that the CTMP meets the guidelines in GD05, and the measures referred to in that plan for the sediment retention ponds and/or decanting earth bunds have been put in place.
- c) The CTMP must include the following formation as a minimum:
- i. Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the site's sediment retention ponds;
 - ii. Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
 - iii. Details of optimum dosage (including assumptions);
 - iv. Results of initial chemical treatment trial;
 - v. A spill contingency plan; and
 - vi. Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.
10. For the duration of all earthworks activities and during the first exercise of this consent:
- a) All machinery must be clean, free of contaminants and in good repair, prior to entering the site;
 - b) No construction materials may be left in a position where they could be carried away by storms, floods, waves or other natural events;
 - c) The Consent Holder must take all practicable measures to prevent spills of hazardous substances being discharged into water or onto land in a manner that may enter water. Such measures may include, but not be limited to;
 - i. all practicable measures must be undertaken to prevent oil and fuel leaks from vehicles and machinery;
 - ii. fuel storage tanks and machinery must be maintained at all times to prevent leakage of oil and other contaminants;
 - iii. there must be no storage of fuel within 10 metres of the Cardrona River;
 - iv. a spill kit, that is capable of absorbing the quantity of oil and petroleum products that may leak or be spilt must be kept on-site at all times.
 - d) The Consent Holder must inform the Consent Authority immediately and no later than 24 hours of an oil spill and must provide the following information;
 - i. the date, time, location and estimated volume of the spill;
 - ii. the cause of the spill;
 - iii. clean up procedures undertaken;
 - iv. details of the steps taken to control and remediate the effects of the spill on the receiving environment;
 - v. an assessment of any potential effects of the spill; and
 - vi. measures to be undertaken to prevent a recurrence.
 - e) Within 10 working days following the completion of earthworks on the subject site all areas of exposed soil must be permanently stabilised against erosion.
 - f) All machinery, fencing, signs, chemicals, rubbish, debris and other materials must be removed upon completion of the works within 20 days.
11. During the exercise of this consent, the Consent Holder must complete and submit reporting to the Consent Authority in the form of a Monthly Environmental Report. The Monthly Environmental Report must be submitted

within 5 working days of the end of each month. The Monthly Environmental Report must include reporting and statements actively addressing but not limited to the following that occurred during the reporting month:

- a) Updates to the EMP and the ESCP;
- b) Weekly Site Inspections – number of inspections completed, and summary of corrective actions undertaken; and
- c) Reporting on monitoring undertaken (including Pre- and Post-Rainfall Events as required by condition 7. i. h) II. and water quality sampling required by condition 5 of Discharge Permit RM21.463.02) and whether non-conforming results were obtained.

12.

- a) The Consent Holder must notify the Consent Authority in writing no less than 10 working days following the completion of residential earthworks of each stage, and must provide photographs of the area/s where work has been undertaken.
- b) Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form, and to the satisfaction of the Consent Authority.

13. The Consent Holder must maintain a record of any air quality or sediment discharge complaints received in relation to the exercise of this consent. The register must include, but not be limited to:

- a) The date, time, location and nature of the complaint;
- b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
- c) action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.

A record of the complaints must be submitted to the Consent Authority along with the Monthly Environmental Report required by Condition 11, or supplied upon request by the Consent Authority.

General

14. Prior to commencement of the works described in conditions 1 and 2 of this consent the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times to:

- a) The contents of this document;
- b) The final erosion and sediment control plan as required by condition 7; and
- c) The Environmental Management Plan as required by condition 6.

Copies of these documents must be present on-site at all time while the work authorised by this consent is being undertaken.

15. In order to prevent site access points from becoming sediment sources that lead to sediment laden water entering waterways from the road, the consent holder must ensure that all ingress and egress points to the site are Stabilised Construction Entrances. All construction traffic must be limited to these entrances only.

16. In carrying out any earthworks directly adjacent to the riverbed, the following standards must be adopted:

- a) Keep work areas outside flowing water;;
- b) Minimise the overall non-stabilised earthworks footprint;
- c) Progressively stabilise completed areas of earthworks as soon as practicable;
- d) Divert clean run off away from non-stabilised earthworks areas;
- e) Use the best practicable option to design and install a variety of perimeter controls for the management of flows of water and sediment

and sediment retention; and

- f) If a heavy rainfall event is forecast, undertake pre-event inspections and any maintenance that is required and postpone work as required.

In the event that a discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified to the satisfaction of the Consent Authority.

17. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.
18. During earthwork activities, the ingress and accumulation of surface run off water and/or perched groundwater must be minimised by:
- a) Maintaining a waterproof cover over any excavation trenches and pits outside of working hours;
 - b) Diversion of surface water flow around the work areas; and
 - c) Regular disposal of the water, if ponding occurs within the excavation.
19. In the event that an unidentified archaeological site is located during works, the following will apply;
- a) Work must cease immediately at that place and within 20 metres around the site.
 - b) All machinery must be shut down, the area must be secured, and the Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Consent Authority must be notified.
 - c) If the site is of Maori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975).
 - d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Consent Authority and the appropriate iwi groups or kaitiaki representative and the above process under (c) will apply. Remains are not to be disturbed or moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded.
 - e) Works affecting the archaeological site and any human remains (koiwi tangata) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Further assessment by an archaeologist may be required.
 - f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.

Review

20. The Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions of this consent during the period of three months either side of the date of granting of this consent each year, or within two months of any enforcement action taken by the Consent Authority in relation to the exercise of this consent, [insert if required- or on receiving monitoring results], for the purpose of:
- a) Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the

exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent;

- b) Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement;
- c) Reviewing the frequency of monitoring or reporting required under this consent; or
- d) Amending the monitoring programme set out in accordance with Conditions 6, 7 and 9.

Notes to the Consent Holder

1. *Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand (see Section 6). For pre-contact Maori sites this evidence may be in the form of Taonga (artefacts) such as toki (adzes) or flake tools as well as bones, shells, charcoal, stones etc. In later sites of European/Chinese origin, artefacts such as bottle glass, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures. Pre-1900 buildings are also considered archaeological sites. Burials/koiwi tangata may be found from any historic period. Archaeological sites are legally protected under Sections 42(1) & (2) of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under Section 87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an Authority from Heritage New Zealand Pouhere Taonga irrespective of whether the works are permitted, or a consent has been issued under the Resource Management Act 1993 or Building Act 1991.*
2. *If you require a replacement consent upon the expiry date of this consent, any new application should be lodged at least 6 months prior to the expiry date of this consent. Applying at least 6 months before the expiry date may enable you to continue to exercise this consent under section 124 of the Resource Management Act 1991 until a decision is made on the replacement application (and any appeals are determined).*
3. *The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, the Biosecurity Act 1993, the Conservation Act 1987, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
4. *Where information is required to be provided to the Consent Authority in Conditions 6-13, this must be provided in writing to compliance@orc.govt.nz. The email heading must reference RM21.463.01 and the condition/s the*

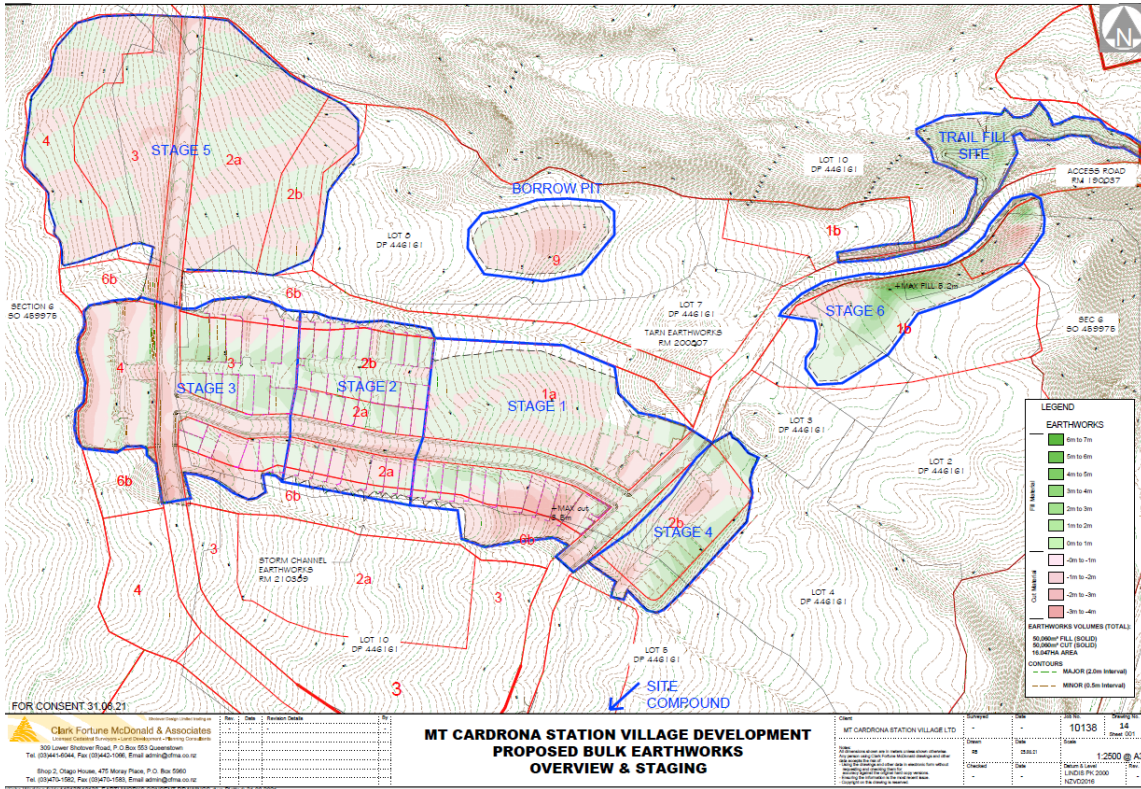
information relates to

5. *This consent and particularly Condition 18 does not authorise the construction of a bore or the taking and use of water.*

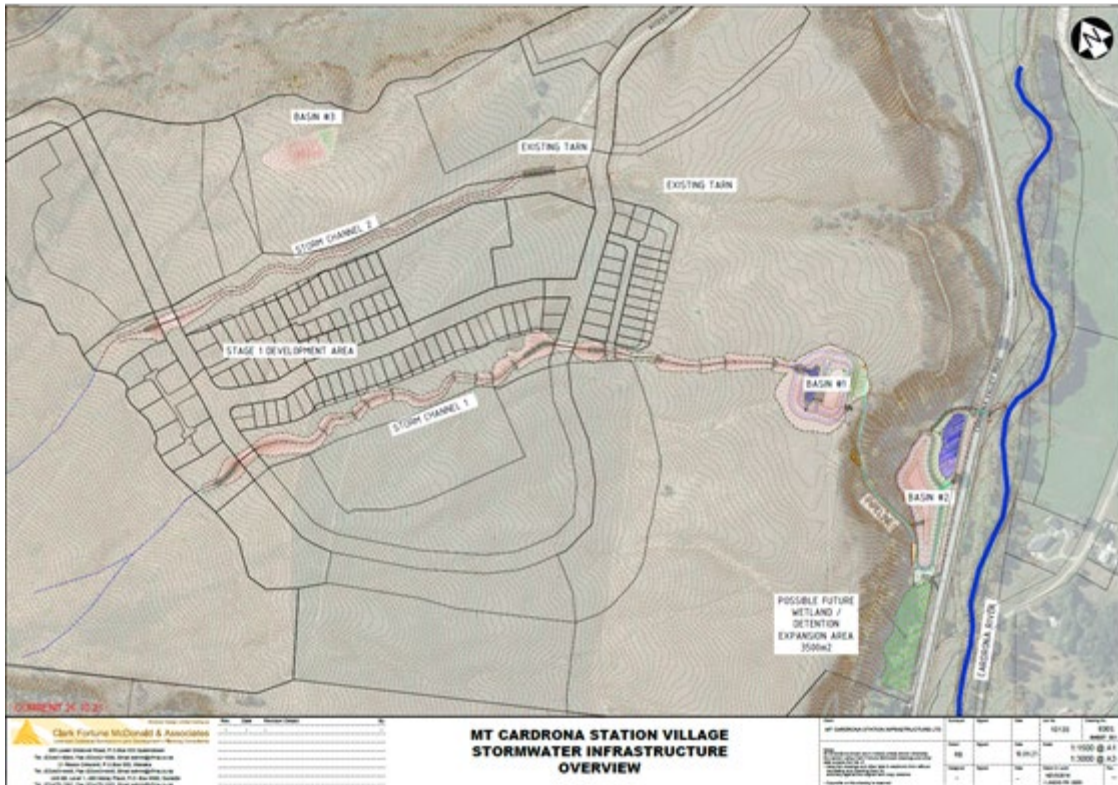
Issued at Dunedin this 22nd day of December 2021.



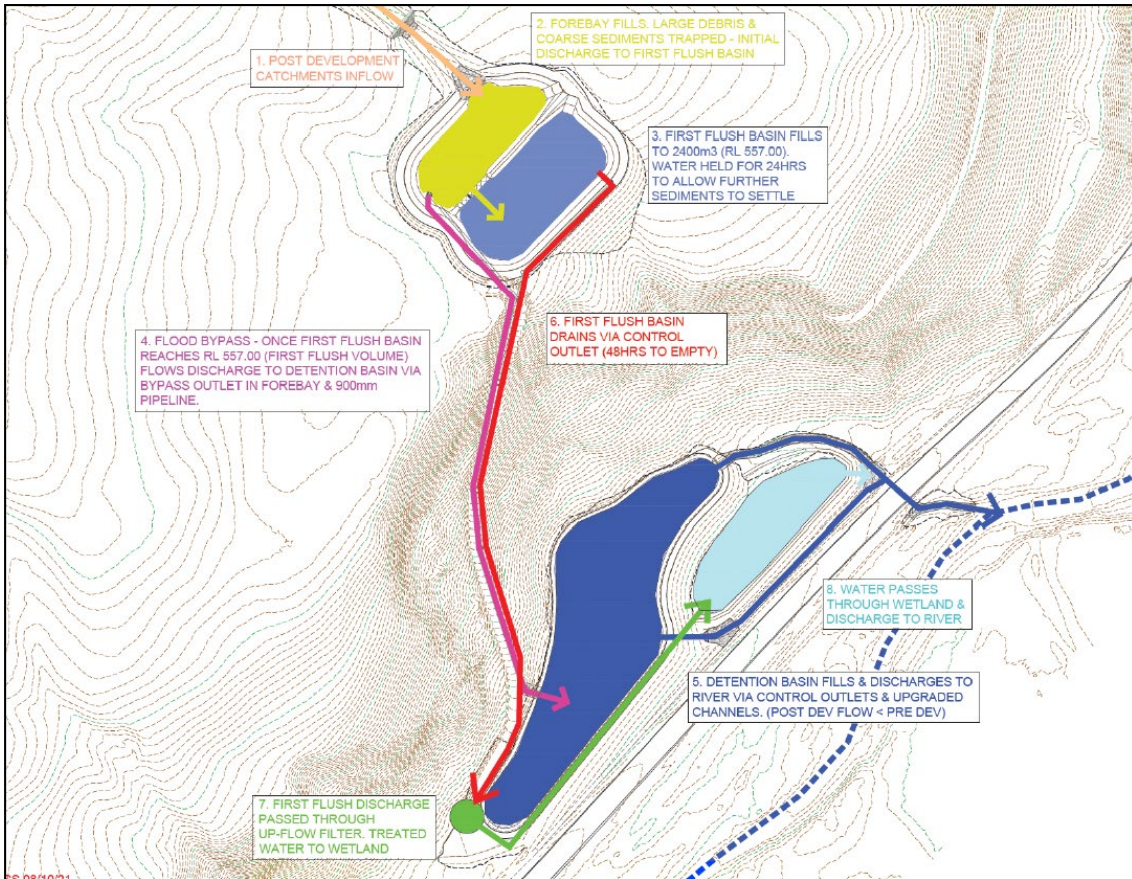
Joanna Gilroy
Manager Consents



Appendix 1: Bulk earthworks extent (Source: Application AEE)



Appendix 2: Stormwater channels and treatment basins (Source: Mt Cardrona Station Village Stormwater Infrastructure Engineering Drawings by Clark Fortune McDonald and Associates date 26.20.21, provided in Further Information Response s92(1) dated 17 November 2021)



Appendix 3: Detailed description of the treatment train starting at Basin 1 and moving to Basin 2 and the constructed wetland (Source: Further Information Response s92(1) dated 17 November 2021)

Our Reference: A1584520

Consent No. RM21.463.02

DISCHARGE PERMIT

Pursuant to Section 104C of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: Mt Cardrona Station Village Limited

Address: Spencers Chartered Accountants & Advisers, Level 6 12 Viaduct Harbour Avenue, Auckland

To discharge sediment laden water to land where it may enter water for the purpose of residential earthworks

For a term expiring 22 December 2026

Location of consent activity: Approximately 720 metres north of the intersection of Pringles Creek Road and Cardrona Valley Road, Cardrona

Legal description of consent location: Lot 3, 7 and 8 Deposited Plan 21223, Lot 1 – 8, 10 – 12 Deposited Plan 446161 and Section 6, 8 and 9 Survey Office Plan 459975

Map Reference: NZTM 2000 E 1284810 N 5023781

Conditions

1. a) This consent authorises the discharge of sediment laden water to land where it may enter water as a result of residential earthwork activities at the legal descriptions and site shown above.
 - b) This consent does not authorise the direct discharge of contaminants or sediment laden water to water.

2. The discharge to land must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Consent Authority as consent number RM21.463:
 - a) Certificate of Compliance and Resource Consent Applications and Assessment of Environmental Effects, Prepared by Lowe Environmental Impact, August 2021, including:
 - i. Appendix B – Design Drawings and Earthwork Design by Clark Fortune McDonald & Associates;
 - ii. Appendix C – Erosion and Sedimentation Control Plan by Lowe Environmental Impact;
 - iii. Appendix D – Geotechnical Review of Stormwater Detention and Construction Methodology by GeoSolve Limited; and
 - iv. Appendix E – Environmental Management Plan for Bulk Earthworks (Rev A) by Enviroscope.
 - b) Response to Further Information Request (S92(1)) dated 5th October 2021;
 - c) Response to Further Information Request (S92(1)) dated 17 November 2021 including:
 - i. Environmental Management Plan (Rev B) by Enviroscope;

- ii. Memorandum including amendment to stormwater treatment train;
 - iii. Laboratory chemical dosing analysis report; and
 - iv. Updated Design Drawings and Earthwork Design by Clark Fortune McDonald & Associates.
- d) Response to Further Information Request (S92(1)) dated 16 December 2021
 - e) Response to Further Information Request (S92(1)) dated 20 December 2021

If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

- 3. This consent must be exercised in conjunction with Land Use Consent RM21.463.01.

Performance Monitoring

- 4. Samples of the treated stormwater must be collected and analysed for the following parameters at the frequencies specified below at the outlets from Basins 2-4 and the existing tarns as shown in Appendix 1 and the constructed wetlands as shown in Appendix 2:

Parameter	Units	Discharge Standard
Turbidity	<p>A sample must be taken once during each occasion water is flowing:</p> <ol style="list-style-type: none"> 1. From an outlet and this must be done during the peak of the rainfall event, or if this is overnight, before 8 a.m the next morning. If water is flowing for a continuous period of 14 days a sample must be taken; and 2. From an uncontrolled release of dirty water across the boundary. 	100 Nephelometric Turbidity units (NTU)
Suspended Solids	<p>A sample must be taken once during each occasion water is flowing from an outlet and this must be done during the peak of the rainfall event, or if this is overnight, before 8 a.m the next morning. If water is flowing for a continuous period of 14 days a sample must be taken.</p> <p>Every sample must be kept on site for 24 hours after the sample was taken, and upon request by the Consent Authority, have the sample analysed immediately.</p>	50 milligrams per litre of Total Suspended Solids

PH	A sample must be taken when water in an outlet has been chemically treated at a frequency: 1. Once during each occasion water is flowing from an outlet and this must be done during the peak of the rainfall event, or if this is overnight, before 8 a.m the next morning; and 2. If water is flowing for a continuous period of 14 days from any outlet a sample must be taken.	5.5-8.5
Hydrocarbons and tannins	A visible inspection must be taken once during each occasion water is flowing from an outlet and this must be done during the peak of the rainfall event, or if this is overnight, before 8 a.m the next morning. If water is flowing for a continuous period of 14 days a visual inspection must be taken.	No visible trace

All samples must be collected and analysed in accordance with the latest edition of GD05; or by similar methods certified as being equivalent in writing by the Consent Authority.

5. In circumstances where one or more of the limits set out in condition 4 are exceeded, the Consent Holder must resample and/or retest that parameter to confirm the exceedance within 2 hours of the original sampling. In circumstances where one or more of the limits set out in condition 4 are exceeded on two consecutive sampling occasions and these results are confirmed exceedances (i.e. it is not due to faulty testing or other parameters affecting the results), the Consent Holder must report to the Consent Authority within 48 hours of any confirmed exceedance.
 - a) This notification must include advice of any corrective actions taken by the Consent Holder.
 - b) A comprehensive Environmental incident report must be provided to the Consent Authority within 20 working days of the notification of the exceedance. This report must include:
 - i. identification of the likely cause of the limit exceedance;
 - ii. the effects on the receiving environment likely to arise because of the limit exceedance;
 - iii. the management responses and remedial action undertaken so far;
 - iv. actions that may be necessary to prevent any further limit exceedances occurring;
 - v. identify remedial action that may be necessary and confirmation of implementation *Advice note: The consent holder is required to obtain any resource consents required prior to implementing remedial action.*
 - c) Within one month of the exceedance being detected, the Consent Holder must update the ESCP as necessary and provide a copy to the Consent Authority.

6. Records of all discharge monitoring in accordance with Condition 4 must be kept on site and compiled and submitted to the Consent Authority as part of

the Monthly Environmental Report required by Condition 11 of Land Use Consent RM21.463.01 and supplied any other time upon request by the Consent Authority.

7. The Consent Holder must maintain a record of any sediment discharge complaints received in relation to the exercise of this consent. The register must include, but not be limited to:
 - a) The date, time, location and nature of the complaint;
 - b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information; and
 - c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.

A record of the complaints must be submitted to the Consent Authority by the end of every calendar month from the first exercise of this consent and made available for inspection at other times upon request.
8. Where any incident caused by the residential earthworks has led to any adverse environmental effects occurring offsite that exceed what has been granted as part of this consent, the Consent Holder must:
 - a) Report to Consent Authority details of the incident within 12 hours of becoming aware of the incident;
 - b) Identify any corrective actions taken by the Consent Holder so far; and
 - c) Provide a comprehensive Environmental Incident Report to the Consent Authority within 10 working days of the incident occurring.

General

9. The discharge, must not give rise to all or any of the following effects in waterbodies, including the Cardrona River or the tributary of Cardrona River to the north of the earthworks site:
 - a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or
 - b) Any conspicuous change in the colour or visual clarity; or
 - c) A noticeable increase in local sedimentation.
10. The Consent Holder must ensure that the discharge authorised by this consent does not cause any flooding, erosion, scouring, land instability or property damage on land not owned by the Consent Holder.

Review

11. The Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions of this consent during the period of three months either side of the date of granting of this consent each year, or within two months of any enforcement action taken by the Consent Authority in relation to the exercise of this consent, for the purpose of:
 - a) Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment that may arise from the exercise of the consent and is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent; or
 - b) Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement.

Notes to the Consent Holder

1. *If you require a replacement consent upon the expiry date of this consent, any new application should be lodged at least 6 months prior to the expiry date of this consent. Applying at least 6 months before the expiry date may enable you to continue to exercise this consent under section 124 of the Resource Management Act 1991 until a decision is made on the replacement application (and any appeals are determined).*

2. *The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, the Biosecurity Act 1993, the Conservation Act 1987, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

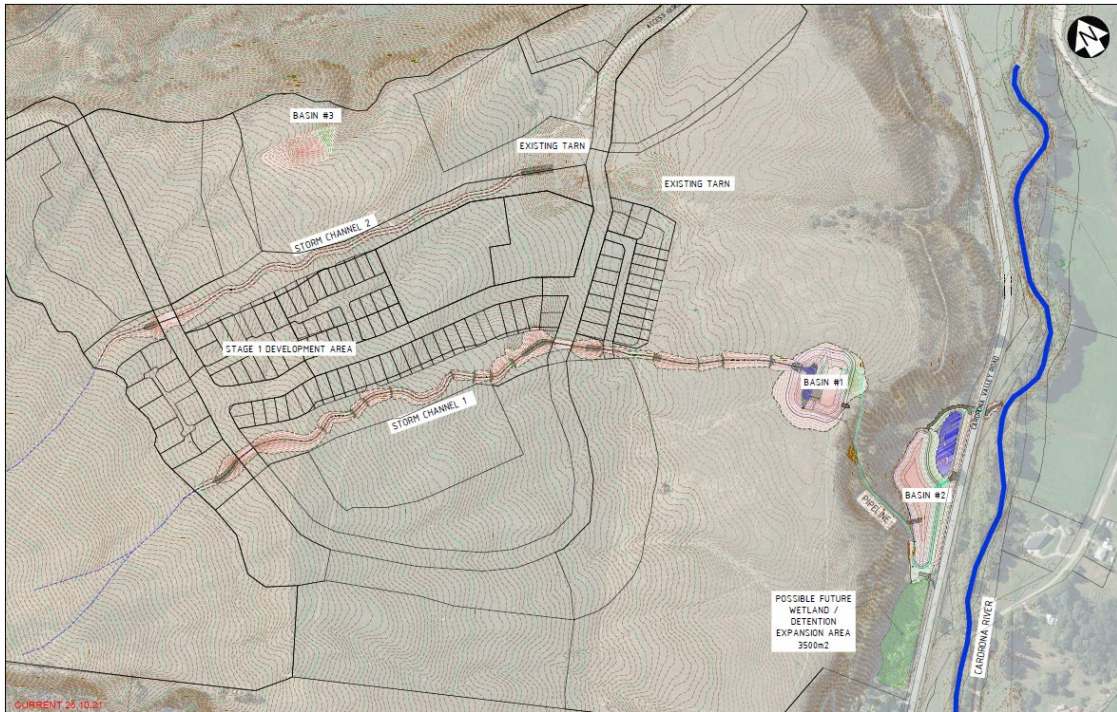
3. *Where information is required to be provided to the Consent Authority in Conditions 4-8, this must be provided in writing to compliance@orc.govt.nz. The email heading must reference RM21.463.02 and the condition/s the information relates to.*

4. *To calculate the change in clarity in the water, follow the below calculation:
Upstream – Downstream = Change
Change ÷ Upstream X 100 = % Change
A conspicuous change in visual clarity is defined as 40%.*

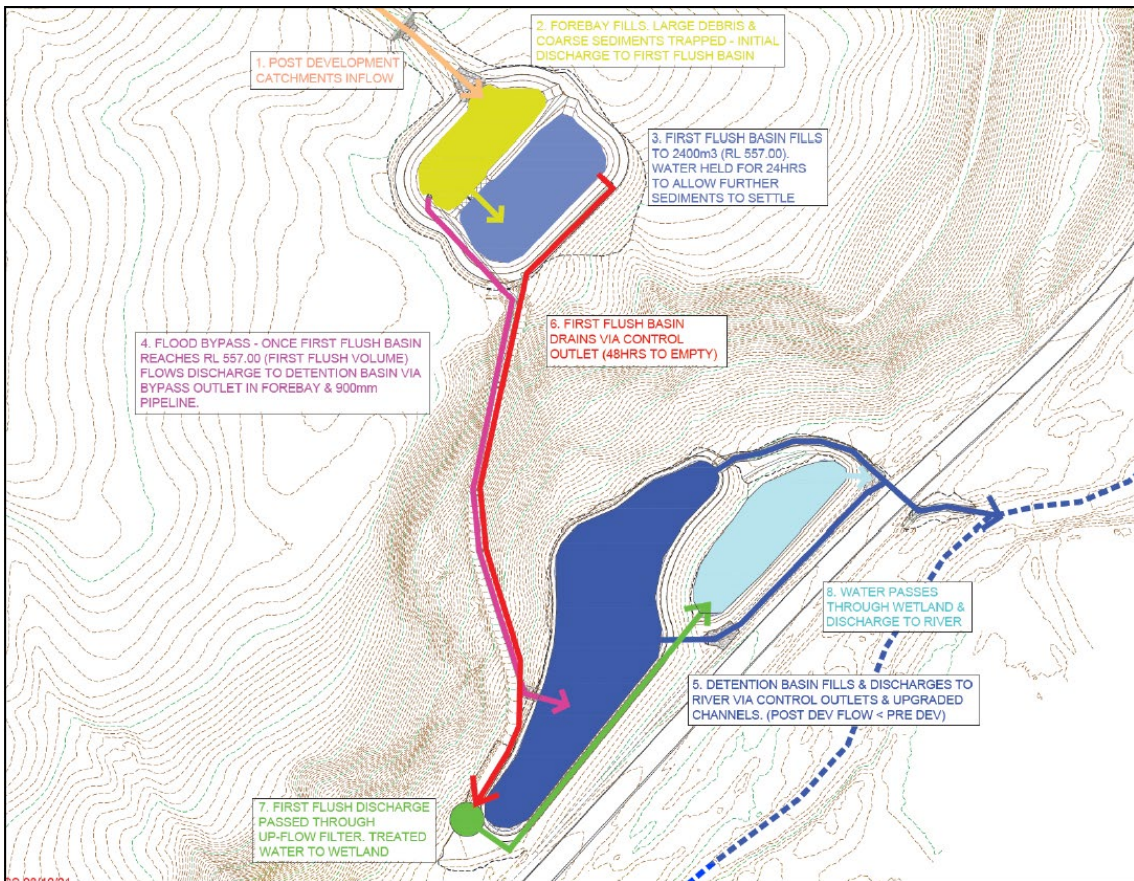
Issued at Dunedin this 22nd day of December 2021



Joanna Gilroy
Manager Consents



Appendix 1: Location of Basins (Source: Mt Cardrona Station Village Stormwater Infrastructure Engineering Drawings by Clark Fortune McDonald and Associates date 26.20.21, provided in Further Information Response s92(1) dated 17 November 2021)



Appendix 2: Detailed description of the treatment train starting at Basin 1 and moving to Basin 2 and the constructed wetland (Source: Further Information Response s92(1) dated 17 November 2021)

DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

OF THE RESOURCE MANAGEMENT ACT 1991

Applicant:	Mt Cardrona Station Village Limited
RM reference:	RM210389
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consent to undertake earthworks and construct three stormwater channels and two detention basins for the purpose of stormwater management and treatment.
Location:	Cardrona Valley Road, Wanaka
Legal Description:	Lot 3, 7-8 Deposited Plan 21223 and Lot 1-8, 10-12 Deposited Plan 446161 and Section 6, 8-9 Survey Office Plan 459975 held within Record of Title 768581
Zoning:	ODP: Mount Cardrona Station Special Zone PDP: N/A
Designations / Protected Features:	Open Cemetery on Lot 10 DP 446161
Activity Status:	Discretionary
Decision Date	26 August 2021

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Richard Campion, Team Leader, Resource Consents, on 26 August 2021 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of the Section 104 decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in Appendix 1 are complied with by the consent holder. The decision to grant consent was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Richard Campion, Team Leader, Resource Consents, under delegated authority pursuant to Section 34A of the RMA.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Land use consent is sought to undertake earthworks and construct three stormwater channels and two detention basins for the purpose of stormwater management and treatment.

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Section 1 of the report entitled "Information & Assessment of Environmental Effects, Mt Cardrona Station Village Limited, Mount Cardrona Station Special Zone, Land Use Consent, Utility: Stormwater Channel, Detention Basin Earthworks", prepared by Karen Hanson of Clark Fortune McDonald & Associates, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 2). This description is considered accurate and is adopted for the purpose of this report.

2. ACTIVITY STATUS

QLDC currently has an Operative District Plan (ODP) and Proposed District Plan (PDP).

Council notified its decisions on Stage 1 of the PDP on 7 May 2018, and notified its decisions on Stage 2 of the PDP on 21 March 2019. There are a number of appeals on these decisions. Stage 3 of the PDP was notified on 19 September 2019 and Stage 3B on 31 October 2019, and decisions on submissions are pending.

Where there are rules in the PDP that are treated operative under s.86F of the RMA, corresponding rules in the ODP are treated as inoperative. Consent is required under Section 9(3) of the RMA, pursuant to the ODP and PDP rules which are listed below.

2.1 OPERATIVE DISTRICT PLAN

The subject site is zoned Mount Cardrona Station Special Zone in the ODP and the proposed activity requires resource consent for the following reasons:

- A **controlled** activity resource consent pursuant to Rule 12.22.2.2iii for earthworks for the purpose of a utility that exceed a volume of 200m³ per site (within a 12 month period) or expose an area of bare soil greater than 400m² in area within that site (within a 12 month period) where the average depth is greater than 0.5m. Earthworks of 29,600m³ are proposed over an area of 25,785m². Council's control is with respect to:
 - Sediment control
 - Dust control
 - Site rehabilitation and landscaping
- A **discretionary** activity resource consent pursuant to Rule 12.22.2.3 for any permanent infrastructure proposed to be constructed prior to the subdivision to create the site(s) for that activity. The stormwater infrastructure is proposed prior to the subdivision consents for the zone.

As outlined in the applicant's AEE, the proposal is considered a permitted activity under the provisions of Section 17 (Utilities) of the Operative District Plan.

2.2 PROPOSED DISTRICT PLAN

The subject site is not yet zoned through the PDP and therefore the proposed activity does not require resource consent under the PDP.

2.4 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011 ("NES")

Section 5(9) of the NES states that the regulations do not apply to a piece of land described in subclause (7) or (8) about which a detailed site investigation (DSI) exists that demonstrates that any contaminants

in or on the piece of land are at, or below, background concentrations. The DSI provided with the application states:

- *Historically, the site has been used for agricultural purposes.*
- *There is no evidence that mineral processing activities or associated mine tailings are located on the study site.*
- *A review of historical records including aerial photography and council records has found no evidence that infrastructure associated with pesticide use or storage such as yards, dips and storage sheds have been located on the site under investigation.*
- *A systematic soil sampling program was undertaken across the site to characterise heavy metal concentrations in the surface soils of the site. The analytical results indicate the heavy metals are present at background concentrations, below the NES soil contaminant standards for all landuse scenarios set out in the NES.*

In summary, the combined Preliminary and Detailed Site Investigation has identified historical land use activities that may have impacted the soil quality of the site. Based on the results of this Investigation, DCG concludes it is highly unlikely that there is a risk to human health associated with the proposed activities on the site.

Given the findings of the DSI, it is considered the NES does not apply.

2.5 ACTIVITY STATUS SUMMARY

Overall, the application is considered to be a **discretionary** activity under the ODP.

NOTIFICATION DETERMINATION DECISION UNDER SECTIONS 95A AND 95B OF THE RESOURCE MANAGEMENT ACT

3. SECTION 95A – PUBLIC NOTIFICATION

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

3.1 Step 1 – Mandatory public notification

The applicant has not requested public notification of the application (s95A(3)(a)).

Public Notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve exchange to recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying;

Therefore, public notification is not precluded (s95A(5)(b)).

3.3 Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken, and decision made in sections 3.3.1 - 3.3.4 below:

3.3.1 Effects that must / may be disregarded (s95D(a)-(e))

Effects that must be disregarded:

- *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- *Trade competition and the effects of trade competition (s95D(d)).*
- *The following persons have provided their **written approval** and as such adverse effects on these parties have been disregarded (s95D(e)).*

Person (owner/occupier)	Address (location in respect of subject site)
Mt Cardrona Station Limited	Landowner of the subject site

Effects that may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b) – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is provided in section 3.3.2 below.

3.3.2 Permitted Baseline (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case any utility which is not defined as a Controlled or Discretionary or Non Complying Activity in Rules 17.2.3.2 and 17.2.3.3 is a Permitted Activity however earthworks for the purposes of utilities (and other activities) within the Mount Cardrona Special zone that exceed a volume of 200m³ per site or expose an area of soil greater than 400m² in area (within a 12 month period) require resource consent. It is considered there is no relevant permitted baseline in this instance given that utilities within the zone are likely to require earthworks exceeding the permitted level given the scale and nature of the development anticipated within the zone.

3.3.3 Assessment: Effects On The Environment

Taking into account sections 3.3.1 and 3.3.2 above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification (s95A(8)(b)).

The Assessment of Effects provided at section 2.0 of the applicant’s AEE, is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report with the following additional assessment.

The Council’s Land Development Engineer Mr Cameron Jones has assessed the proposal and provided comments. Mr Jones is satisfied that the adverse effects of undertaking works within a water body can be adequately managed with the implementation of appropriate site management measures. Overall Mr Jones states that the proposed works are feasible. Having accepted the comments of Mr Jones, it is considered that any adverse effects resulting from the proposal will be no more than minor.

The proposed earthworks will be visible from Cardrona Valley Road, however given the temporary nature of the works, it is considered that any adverse visual effects will be no more than minor.

3.3.4 Decision: Effects On The Environment (s95A(8))

On the basis of the above assessment, it is assessed that the proposed activity will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

4.1 Step 1: certain affected groups and affected persons must be notified

Determination under s95B(2)

The proposal does not affect protected customary rights groups, and does not affect a customary marine title group; therefore limited notification is not required.

Determination under s95B(3)

Limited notification is not required under Step 1 as the proposal is not on or adjacent to, or may affect land subject to a statutory acknowledgement under Schedule 11, and the person to whom the statutory acknowledgement is made is not determined an affected person under section 95E (s95B(3)).

4.2 Step 2: if not required by Step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not a controlled activity land use (s95B(6)(b)).

4.3 Step 3: if not precluded by Step 2, certain other affected persons must be notified

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with section 95E, whether the following are affected persons:

Boundary activity

The proposal is not a boundary activity where the owner of an infringed boundary has not provided their approval.

Any other activity

The proposal is not a boundary activity and therefore the proposed activity falls into the 'any other activity' category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with section 95E.

4.3.1 Considerations in assessing adverse effects on Persons (S95E(2)(a)-(c))

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a "permitted baseline"). Section 3.3.2 above sets out the relevance of the permitted baseline to this application.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in [Schedule 11](#).

4.3.1 [iii] Persons who have provided written approval (s95E(3))

The persons identified in Section 3.3.1 above have provided their **written approval** and as such adverse effects on these parties are disregarded for the purpose of s95E(3).

4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3) as set out in section 4.3.1 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:



Image 1: Subject sites and approximate location of the proposed earthworks (in red circle)

The earthworks to create the stormwater utility will be close to Cardrona Valley Road and are likely to be visible from the owners/occupiers of the residential units on the opposite side of the road (2127F, 2127G and 2127H Cardrona Valley Road). Given the nature and duration of the proposed works, it is considered that any adverse visual effects on these persons will be minimal and less than minor. Whilst the proposed works will be close to some of the other residential units in the surrounding area (including 2206 Cardrona Valley Road), site management measures are proposed to ensure that any other adverse effects resulting from the proposal (noise, dust, sediment) will be managed and will not adversely affect any persons to an extent that is minor or more than minor. No other persons are considered to be adversely affected given the location of the proposed works and the distance of other persons from the works area.

4.3.3 Decision: Effects on Persons (s95E(1))

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Therefore, limited notification is not required under Step 3.

4.4 Step 4 – Further Notification in Special Circumstances (s95B(10))


Special circumstances do not apply that require limited notification.

5. NOTIFICATION DETERMINATION

For the reasons set out in sections 3 and 4 of this notification decision report, under s95A and s95B of the RMA, the application is to be processed on a non notified basis.

Prepared by

Decision made by



Sarah Gathercole
SENIOR PLANNER

Richard Campion
RESOURCE CONSENTS TEAM LEADER

DECISION UNDER SECTION 104 OF THE RESOURCE MANAGEMENT ACT

6. S104 ASSESSMENT

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) *any relevant provisions of:*
 - (i) *A national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

6.1 EFFECTS ON THE ENVIRONMENT (s104(1)(a)&(ab))

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects (s104)(1)(a)).

6.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

Operative District Plan

The relevant operative objectives and policies are contained within Part 4 (District Wide) and Part 12 (Mount Cardrona Special zone) of the ODP. The assessment of objectives and policies provided at section 4.0 of the applicant's AEE, is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report.

Proposed District Plan

The Mount Cardrona Special Zone is yet to be reviewed by the District Plan Review process at the time of this consent application. As such, there are no objectives and policies of which are relevant to this consent application under the Proposed District Plan, except for the strategic objectives and policies in Chapter 3 (Strategic Direction). The proposal is consistent with these objectives and policies.

Weighting between Operative District Plan and Proposed District Plan

In this case, as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

6.3 PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources. The proposal is considered to satisfy the sustainable management purpose of Part 2 of the RMA as the proposal will contribute to the wellbeing of the applicants by enabling the construction of the stormwater utility, whilst ensuring that any adverse effects are appropriately mitigated.

Section 6 of the Act sets out a number of matters of national importance, none of which are considered to be of relevance to the application.

Section 7 identifies a number of “other matters” to be given particular regard by Council. The proposed development will maintain amenity values and the quality of the surrounding environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi. The proposal does not offend against the principles of the Treaty of Waitangi.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

7.0 DECISION ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** for land use consent to undertake earthworks and construct three stormwater channels and two detention basins for the purpose of stormwater management and treatment subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 108 of the RMA.

Prepared by



Sarah Gathercole
SENIOR PLANNER

Decision made by



Richard Campion
RESOURCE CONSENTS TEAM LEADER

8.0 DEVELOPMENT CONTRIBUTIONS AND ADMINISTRATIVE MATTERS

Local Government Act 2002: Development Contributions

This proposal may require a development contribution under the Local Government Act 2002 in line with QLDC's Development Contribution Policy. Where a development contribution is determined as required, payment will be due prior to commencement of the consent, except where a Building Consent is required when payment shall be due prior to the issue of the code of compliance certificate.

Please contact the Council if you require a Development Contribution Estimate.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries please contact Sarah Gathercole on phone (03) 441 0499 or email sarah.gathercole@qldc.govt.nz

9.0 APPENDICES LIST

APPENDIX 1 – Consent Conditions

APPENDIX 2 – Applicant's AEE

APPENDIX 1 – CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - 'Proposed Earthworks' E002, Sheet 001, Revision A, dated 21/07/2021 by Clark Fortune McDonald & Associates.
 - 'Channel 1 Longsection' E002, Sheet 002, Revision A, dated 21/07/2021 by Clark Fortune McDonald & Associates.
 - 'Channel 2 & 3 Longsection' E002, Sheet 003, Revision A, dated 21/07/2021 by Clark Fortune McDonald & Associates.
 - 'Typical Channel Sections' E002, Sheet 004, Revision A, dated 21/07/2021 by Clark Fortune McDonald & Associates.
 - 'Basin 1 Details' E002, Sheet 005, Revision A, dated 21/07/2021 by Clark Fortune McDonald & Associates.
 - 'Basin 1 - Sections' E002, Sheet 006, Revision A, dated 21/07/2021 by Clark Fortune McDonald & Associates.
 - 'Detention Basin 2 Details' E002, Sheet 007, Revision A, dated 21/07/2021 by Clark Fortune McDonald & Associates.
 - 'Detention Basin 2 Mounding Details' E002, Sheet 008, Revision A, dated 21/07/2021 by Clark Fortune McDonald & Associates.
 - 'Basin 2 - Sections' E002, Sheet 009, Revision A, dated 21/07/2021 by Clark Fortune McDonald & Associates.
 - 'Basin 3 Detail' E002, Sheet 010, Revision A, dated 21/07/2021 by Clark Fortune McDonald & Associates.
 - 'Basin 3 Sections' E002, Sheet 011, Revision A, dated 21/07/2021 by Clark Fortune McDonald & Associates.
 - 'Temporary Haul Road' E002, Sheet 012, Revision A, dated 21/07/2021 by Clark Fortune McDonald & Associates.

stamped as approved on 26 August 2021

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991.
4. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link:

<https://www.qldc.govt.nz/>

To be completed prior to the commencement of any works on-site

5. The consent holder shall obtain and implement a traffic management plan approved by Council prior to undertaking any works within or adjacent to Council's road reserve that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated on their CoPTTM ID certification. All contractors obligated to implement temporary

traffic management plans shall employ a qualified STMS to manage the site in accordance with the requirements of the NZTA's "*Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management*". The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.

6. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
7. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geotechnical professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the GeoSolve Limited report ('*Desktop Geotechnical Review of Stormwater Detention and Construction Methodology. Mt Cardrona Station, Cardrona Valley.*' GeoSolve ref 190229.06, dated 25 June 2021) and who shall supervise the earthworks procedure and further geotechnical investigations, in accordance with the report recommendations. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.
8. Prior to commencing works on the site, except for the works required to implement an approved Environmental Management Plan, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition 4, to detail the following requirements:
 - a) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection for future development within the Mt Cardrona Station Special Zone, in accordance with Council's standards and connection policy. This shall include:
 - (i) A reticulated primary system to collect and dispose of stormwater from the catchment and all potential impervious areas within each lot to the existing Council reticulation and stormwater disposal system. This shall include attenuation and retention/detention measures to ensure post development flows from the site do not exceed pre development flow rates and/or velocities and cater for a 5% AEP event. The detention systems shall be easily accessible for maintenance.

In addition to the permanent solution, details shall be provided of a temporary stormwater and sediment management solution, which shall be adequate to service the site in the interim until the permanent stormwater management system is lived/activated. The temporary system shall perform the same functions outlined above as required for the permanent system.

The systems shall make provision for the interception of settle-able solids, hydrocarbons and floatable debris prior to discharge to receiving waters. The reticulation shall be designed to provide gravity drainage for all potential impervious areas within the catchment served.

- (ii) A secondary protection system consisting of secondary flow paths to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the developable area of the Zone, and no increase in the impact of the run-off onto land beyond the site from the pre-development situation, with respect to run-off rate and the concentration of discharge.
 - (iii) Stormwater attenuation for all catchments including individual lots, assuming appropriate impermeable areas within each Activity Area within the Zone and appropriate run-off coefficients for all other parts of the catchment served, to be approved by Council, for the critical 5% and 1% AEP storm events, in accordance with Council's standards. A minimum of 500mm of freeboard shall be provided within all proposed attenuation devices' designs for the critical 1% AEP storm event. The proposed attenuation device shall be designed for the critical storm duration and shall drain completely within 24 hours of the design storm event.
 - (iv) A predevelopment and post development contour plan shall be provided for the stormwater design.
- b) The provision of Design Certificates for all engineering works associated with this development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
9. Prior to commencing any work on the site the consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
10. At least 15 working days prior to any works commencing on site the Consent Holder shall submit an Environmental Management Plan (EMP) to Council's Monitoring and Enforcement Team for review and acceptance **HOLD POINT 1**. This document must be prepared by a Suitably Qualified and Experienced Person. The EMP shall be in accordance with the principles and requirements of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans* and specifically shall address the following environmental elements as specified in the guidelines:
- a) Administrative Requirements
 - (i) Weekly site inspections
 - (ii) Notification and management of environmental incidents
 - (iii) Records and registers
 - (iv) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
 - (v) Site induction
 - b) Operational Requirements
 - (i) Erosion and sedimentation (including Erosion and Sediment Control Plan) to be prepared by a Suitably Qualified and Experienced Person
 - (ii) Water quality
 - (iii) Dust
 - (iv) Cultural heritage
 - (v) Noise
 - (vi) Vibration
 - (vii) Contaminated sites
 - (viii) Indigenous vegetation clearance
 - (ix) Chemical and fuel management

(x) Waste management

The EMP (and any sub-plans e.g. ESCP described below) shall also be consistent with any recommendations outlined in the Geotechnical report, Constriction Management Plan, Archaeological Assessment and Preliminary & Detailed Site Investigation.

11. Prior to ground-disturbing activities on the initial stage of works or any subsequent new stage of works, the Consent Holder shall engage an Appropriately Qualified Person to prepare and submit an Erosion and Sediment Control Plan (ESCP) to Council's Monitoring and Enforcement Team for review and acceptance. This plan shall be a sub-plan of the overarching EMP and must be prepared in accordance with the requirements outlined on pages 13 – 18 in *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. These plans must be updated when:
 - a) The construction program moves from one Stage to another; or
 - b) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
 - c) There has been an Environmental Incident and investigations have found that the management measures are inadequate.
12. Prior to commencing ground-disturbing activities, the Consent Holder shall nominate an Environmental Representative for the works program in accordance with the requirements detailed on pages 9 and 10 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
13. Prior to commencing ground disturbing activities, the Consent Holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements detailed on page 8 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

To be monitored throughout earthworks

14. The earthworks, batter slopes and further geotechnical investigations shall be undertaken in accordance with the recommendations of the report by GeoSolve Limited ('*Desktop Geotechnical Review of Stormwater Detention and Construction Methodology. Mt Cardrona Station, Cardrona Valley.*' GeoSolve ref 190229.06, dated 25 June 2021).
15. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
16. No earthworks, temporary or permanent, are to breach the boundaries of the site.
17. All works shall be undertaken in accordance with the most current version of the EMP as accepted as suitable by Council.
18. The EMP shall be accessible on site at all times during work under this consent.
19. The Consent Holder shall establish and implement document version control. Council shall be provided with an electronic copy of the most current and complete version of the EMP at all times.
20. The Consent Holder shall develop and document a process of periodically reviewing the EMP as outlined on page 6 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. No ground disturbing activities shall commence in any subsequent stage of development until an EMP has been submitted and deemed suitable by Council's Monitoring and Enforcement Team.

21. The Consent Holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as detailed on pages 10 and 11 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
22. In accordance with page 9 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall:
- a) Report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.
 - b) Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined on page 9 of *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
23. Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 14 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
24. Hours of operation for earthworks, shall be:
- Monday to Saturday (inclusive): 8.00am to 6.00pm.
 - Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.

25. If the consent holder:
- a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
 - (i) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
 - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.
 - b) does not have an archaeological authority from Heritage New Zealand Pouhere Taonga and discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
 - (i) stop work within the immediate vicinity of the discovery or disturbance and;
 - (ii) advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;

- (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

On completion of earthworks

26. Within 3 months of the completion of the earthworks, the consent holder shall complete the following:
- a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Stormwater reticulation.
 - b) The completion and implementation of all reviewed and accepted works detailed in Condition 8 above.
 - c) All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised.
 - d) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Advice Notes

- a) This site may contain archaeological material. Under the Heritage New Zealand Pouhere Taonga Act 2014, the permission of the Heritage New Zealand Pouhere Taonga must be sought prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by Council. Should archaeological material be discovered during site works, any work affecting the material must cease and the Heritage New Zealand Pouhere Taonga must be contacted (Dunedin office phone 03 477 9871).
- b) The applicant is advised to familiarise themselves with the Otago Regional Council's Regional Plan: Water, and to obtain all necessary resource consents from the Otago Regional Council for the works, prior to commencing works.

For Your Information**Monitoring**

The conditions in your decision will advise if monitoring is required. To assist with compliance of your resource consent, and to avoid your monitoring deposit being used before your development starts, please complete the [“Notice of Works Starting Form”](#) and email to the Monitoring Planner at RCMonitoring@qldc.govt.nz

Environmental Management Plan

Please be aware of your requirements to appropriately manage environmental effects associated with your activity. Site management means having adequate controls in place on your site. This will ensure compliance is achieved and harmful by-products of construction activities do not damage the environment or cause nuisance to neighbours. We’ve provided some [advice](#) to help you mitigate any possible adverse effects that may be generated on your site as a result of construction related activities.

Engineering Acceptance

You may also have conditions that require you to apply for Engineering Acceptance. To apply, please complete the [Engineering Acceptance Application Form](#) and submit to engineeringapprovals@qldc.govt.nz. Further information regarding Engineering Acceptance can be found [here](#).

Development Contribution

If this decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, this information is available [here](#).

If you wish to make a DC estimate calculation yourself, please use this [link](#). Full details on current and past policies can be found [here](#).

APPENDIX 2 – APPLICANT’S AEE